



AGENDA
Committee on General Services
Tuesday, February 25, 2020 @ 3:30 p.m.
City Council Conference Room, City Hall 10th Floor

Councilmember Hussain, Chair
Councilmember Wood, Vice Chair
Councilmember Garza, Member

1. Call to Order

2. Approval of Minutes:

- February 11, 2020

3. Public Comment on Agenda Items

4. Discussion/Action:

A.) RESOLUTION – Claim Appeal #1756; Curtis & Rosemary Renshaw; 1320 Vermont Avenue; \$4,955.00

B.) RESOLUTION – Claim Appeal #1757; Frank JaJou; 1722 Miller; \$716.80

C.) RESOLUTION – Claim Appeal #1758; Jesus DelaTorre-Vavra; 523 Cherry St; \$4,271.00

D.) RESOLUTION – Claim Appeal #1769; Sue Lover; 3410 South Waverly St.; \$2,763.00

E.) DISCUSSION – City Contractors for Code Enforcement

- Updates on Bids
- Amendments to Contracts –“Removal Required, No Resale”
- Invoice Notation – items Recycled, Items Taken to Dump

5. Other

- a. Michigan Liquor Control Commission; Transfer License with Sunday Sales, Outdoor Service, Catering Bars and Dance-Entertainment from 7786 E. US 10, Walhalla to 419 Spring Street, Lansing. Transfer Governmental Unit from Branch Twp., Mason County to Lansing City, Ingham County (**Pending Application**)

- b. Michigan Liquor Control Commission; RID#RZ-1908-14021; Board of Trustees, Michigan State University, request to transfer of ownership of Escrowed 2019 Class C Licensed Business with Sunday Sales Permit (P.M.), Entertainment Permit and Sunday Sales Permit (A.M.) from HOA Restaurant Holder; transfer location from 172 E Edgewood Blvd., new Additional Bar Permit for a total of 2 bars, new outdoor service area; new specific purpose permit (golf), transfer classification from Class C License issued under MCL 436.1531 to Class C License issued under MCL436.1513(4) (non-transferable) at 3535 Forest Road, Suite C88A (**Pending Application**)

6. Adjourn

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MINUTES
Committee on General Services
Tuesday, February 11, 2020 @ 3:30 p.m.
City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

The meeting called to order at 3:31 p.m.

ROLL CALL

Council Member Hussain, Chair
Council Member Wood, Vice Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Eric Brewer, Internal Auditor
Lisa Hagen, Assistant City Attorney/Council Research Assistant
Heather Sumner, Deputy City Attorney
Sarah Al-Saadi
Tasha Williams

Minutes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM JANUARY 28, 2020 WITH THE CORRECTION OF ADDING "HUSSAIN" AFTER "COUNCIL MEMBER" ON PAGE 2, UNDER THE SDM LICENSE DISCUSSION. MOTION CARRIED 3-0.

Public Comment on Agenda Items

No public comment at this time.

Discussion/Action:

RESOLUTION – Claim Appeal #1731; S. Al-Saadi; 2004 W Miller Rd.; \$469.00

Mr. Sanford provide dates the property was cited; 6/19/2019, a compliance date on 6/26/2019 and the date the contractor arrived, 7/1/2019. At that time, he noted the vehicle parts had been removed but the furniture was still present so it was removed by the contractor. Council Member Hussain referenced the photos which were dated June, but it was just stated July 1. Mr. Sanford stated he was using the date of the invoice itself from the contractor.

Mr. Brewer noted that the Claims Review Committee saw the claim on October 31, 2019 and based on the material, denied it in full.

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Council Member Garza referenced the invoice noting on 7/1/2019 it was 4 yards, and Council Member Hussain clarified they were authorized for 6 yards, but when they picked up the items it was only 4 yards.

Council Member Hussain asked the applicant to explain to the Committee the reason for her claim and add any additional details. Ms. Al-Saadi confirmed she did put the couch outside, and when she got the notices, which her now ex-husband addressed, she was not aware of the issues. Council Member Wood asked her if she was admitting the couch was her, and she did admit along with admitting she was aware of the notice.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1731 FOR 2004 W MILLER IN THE AMOUNT OF \$469. MOTION CARRIED 3-0.

Ms. Al-Saadi was informed of the 2/24/2020 Council meeting date for final action.

DISCUSSION – City Contractors for Code Enforcement

Council Member Hussain referenced documents in the packet that outlined the most recent bids for trash removal, grass mowing and the board up sub-contractors. He then asked Mr. Brewer if he reviewed the documents and had comments. Mr. Brewer admitted he was not aware of a trash contractor bid that was currently posted, and contacted Ms. Robinson in purchase to confirm the document in the packet. He stated he then sent all the information onto the Claim Review Committee members as well. Mr. Brewer did not have any comments pertaining to the actual bids themselves.

Council Member Hussain asked Mr. Sanford how long Eric's Refuse has been the trash removal contractor, and Mr. Sanford confirmed they have been since 2012 and prior to that it was Tomlinson. He was questioned on the dates of the bids for the service and stated he thought a bid went out in 2014 and 2015. Mr. Brewer stated the specifications in the bid states it will be a 1-year contract with 1-year extensions up to 4 years. Council Member Wood noted that in the past, when the Committee has been told only one person submits a bid, that they should consider reposting into multiple smaller contracts. She noted her concern also that the only posting was on the MITN (Michigan International Trade Network) site, and should be posted on the City website. Council Member Wood then asked for a copy of the specifications, and to ask for the Department Director to be asked what his intention is if there is only one bidder. Council Member Hussain commented that his concern at this time was that the bidders were not on the website. He then referred to the grass contractor bid and the timeline allowed for compliance and clean up, asking if there is a way to move away from the long delay. Mr. Sanford stated that if there are long delays, they charge it back to the contractor, however it was noted that the Committee never sees those, so are not aware of the process where that occurs. Council Member Garza asked when the last time the bid for grass was posted, and Mr. Sanford it was on the same timeline as the trash bid, and those both are closing 2/24/2020. For the contractor currently doing the grass, Tomlinson has been the contractor since 2012, but he was not able to provide the number of yards they mow annually. Regarding the current bids that are out, Mr. Sanford noted that the trash cost will go up because Granger fees went up. Council Member Garza began a discussion on the accountability of the trash contractor to now take material that they can charge the City for then resell it or recycle it, such as metal, copper, furniture in good condition, etc. Mr. Sanford defended the contractor stating they dispose of all items appropriately so the City has to pay them. Council Member Wood asked that the contractor be asked to itemize and detail their invoices clearly to "materials taken to granger" "material taken to recycling". Mr. Sanford stated again he does not believe the contractor is reselling items, and so the Committee asked that the new contract be amended to include a statement that they are not allowed to sell goods to second hand stores, employees, recycling,

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etc. Ms. Sumner stated she could not confirm that a statement like that could be enforceable or why it would be needed. Council Member Garza provided an example he was made aware of where the contractor took windows from property even though they were not the issue, and scraped them for the aluminum. Council Member Wood asked if the department could do a spot check and audit the contractor.

Council Member Garza asked if during board ups if a code officer is on site, and if that same practice can be done when the contractor cleans up the trash violations. Mr. Sanford stated that the contractor calls for authorization if they find something that was not listed in the original order.

Council Member Hussain stated the discussion would continue at future meetings on the recent bids when they will continue discussions on competitiveness and the capacity for each contract.

Claim Appeal #1753: T Williams; 2710 W Miller; \$265.00

Mr. Sanford informed the Committee of the timeline for the violation, beginning on 9/18/2019, and after the recheck on 9/26/2019 the contractor was called in and was on site 0/6/2019. He did note that there was a second notice fee of \$75 was waived when they confirmed the first notice was mailed incorrectly to the former owner. Mr. Brewer confirmed the claim was heard at the Review Committee and denied it in full based on the submission.

Ms. Williams appealed she was first time homeowner and bought the home while living out of state in anticipation of moving into the home when she returned to Lansing to attend graduate school at MSU. She noted that after she closed on the home, because she was not living there and could not get a post office box while residing out of state, she never received the notices. She was not aware of the grass violation or being mowed, until the tenant in the other half of the residence contacted her. Once she moved to Lansing, she did register the property as a rental and also obtained a post office box. She acknowledged the contractor mowing the yard, but was appealing the administrative fee due to her situation with the post office and moving from out of state. Council Member Garza asked when the tenant in her unit moved out and Ms. Williams confirmed not until November.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM 1753 FOR 2710 W MILLER IN THE AMOUNT OF \$265. MOTION CARRIED 3-0.

Council Member Hussain outlined the process at Council on March 24, 2020.

Other:

- a. Michigan Liquor Control Commission; Transfer License with Sunday Sales, Outdoor Service, Catering Bars and Dance-Entertainment from 7786 E. US 10, Walhalla to 419 Spring Street, Lansing. Transfer Governmental Unit from Branch Twp., Mason County to Lansing City, Ingham County **(Pending Application)**
- b. Michigan Liquor Control Commission; RID#RZ-1908-14021; Board of Trustees, Michigan State University, request to transfer of ownership of Escrowed 2019 Class C Licensed Business with Sunday Sales Permit (P.M.), Entertainment Permit and Sunday Sales Permit (A.M.) from HOA Restaurant Holder; transfer location from 172 E Edgewood Blvd., new Additional Bar Permit for a total of 2 bars, new outdoor service area; new specific purpose permit (golf), transfer classification from Class C License issued under MCL 436.1531 to Class C License issued under

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MCL436.1513(4) (non-transferable) at 3535 Forest Road, Suite C88A (**Pending Application**)

Council Member Wood handed out Council Rules that spoke to charge for each Committee. Under Committee on General Services it speaks to “oversight of City government operations”. She asked the Committee Chairperson to begin the discussion and ask the OCA to draft an ordinance that would require all Commission and Boards attend ethics training, conflict of interest training and education on the Open Meetings Act. An emphasis was for the trainings occur annually in July. A suggestion was made for in the Ordinance the Administration coordinate a module or specifications for trainings. Ms. Hagen stated she would attempt to have a draft by March 10, 2020.

Adjourned

Adjourned at 4:32 p.m.

Submitted by Sherrie Boak,
Office Manager, Lansing City Council

Approved by the Committee on _____

Claim #1756

1320 Vermont Avenue

\$4,955.00

Incident Date (per claim application) – 8/21/2019 & 10/4/2019

Incident Date (per Code Report) – 8/21/2019

Taxes- Has not appeared on taxes as of 2/19/2020

Filed Claim – 11/14/2019

Claims Review Committee Hearing – Exceeds Amount Allowed to be Heard

Claims Review Committee Letter – Exceeds Amount Allowed to be Heard

Referred to City Council – 1/14/2020

Referred to Committee on General Services – 1/27/2020



City of Lansing

OFFICE OF THE CITY ATTORNEY

1756

Claims Review Committee Form

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

NAME: Curtis + Rosemary Renshaw DATE: 11/7/19
 MAILING ADDRESS: 13018 Wood Rd EMAIL: renshawerc@gmail.com
 CITY: Bath STATE: MI ZIP CODE: 48808
 TELEPHONE: Home (517-896-7942 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: <u>1320 Vermont Ave</u>	PARCEL NO. <u>33-01-01-10-182-071</u>
DATE OF INCIDENT: <u>8/21/19 and 10/14/19</u>	AMOUNT YOU WERE BILLED: <u>\$4955</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>\$4955</u>	
TYPE OF ASSESMENT: <u>Trash Enforcement # E19-19705</u>	
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.	
<u>See attached 2 pages</u>	

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

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bid=>

My wife and I are owners of a rental house at 1320 Vermont Ave. On Tuesday 9/17/19, a roofing crew began to tear off and replace the roof of the house. The re-roofing portion of the project was completed by Tuesday 10/1/19. On Friday 10/04/19 at 10 am, we received a phone call from our tenant that a city crew was at the property cleaning up roofing project debris in the front yard. I asked to speak to the crew leader (Nick) who told me that he had a cleanup order for "trash". I was shocked that the City had not given us longer than 3 days to clean up the roofing debris. During our discussion I found out that the work order was for removal of some chairs on the front porch. (See Enforcement # E19-19705). We were totally unaware that we had had an infraction because the original letter went only to the tenant and because she removed the chairs, she saw no need to let anyone else know of the issue. Nick and I discussed the fact that there was no paperwork/work order giving authorization to pick up roofing debris and that the roofing project had just finished. I explained to him that the roofing debris removal was part of my contract with the project contractor. In addition to that arrangement, I explained to Nick that I also had hired the tenant and her sister on Tuesday 10/1/19 (the very day that the roofing project was finished) to start cleaning it up, wanting to expedite the cleanup and lift some of the workload of the cleanup off of the general contractor. The tenant and her sister started the cleanup just the day before Nick and his crew showed up. Even after all this discussion, it was clear to me that he was not going to stop the work.

I asked for and Nick gave me the info as to whom to call and at 10:07 I left a message for Everett Coates at the City Code Enforcement department. I then contacted our property manager and he informed me that he was aware of a code enforcement letter received by the tenant in reference to some chairs on the front porch and that she had removed the chairs that were in violation. I then called the general contractor and explained the situation. He was able to reach Everett Coates who called me back at 12:44. I was told that the cleanup crew should not have cleaned up the roofing materials, but by the time I received his call, the work had been completed. I asked if there was any way that he could help me and he told me that my only recourse was to file an appeal after receiving the bill for the cleanup.

At this time, we are appealing all of the billed amount. From what I have been able to access online, it appears there are discrepancies regarding the original issue - the chairs on the front porch. As to the roofing project debris, we feel that the cleanup contractor overstepped what he was authorized to do - a cleanup that we were already going to pay 2 different parties to do to expedite it's completion.

Consider this: If the City-hired cleanup crew had come a few days earlier, it would have been obvious that the roofing was still in progress. If he had come a few days later, it would have been cleaned up. Also, at a minimum, when you get to a worksite and your work order instructs you to remove a few chairs vs. all the debris from a tear-off and re-roofing, it seems reasonable that you would check with someone in authority as to how to proceed.

Hope the following timeline helps clarify any confusing points in the above letter.

Tues. 8/21/19 Letter generated to tenant re: chairs on front porch. # E19-19705

Thur. 8/29/19 Re-inspected.

Tue. 9/17 Tear-off begins

Mon. 9/30 Meeting of manager, general contractor, tenant and sister. Owners out-of-state. Project complete. Manager later stated to me, "I saw the chairs inside".

Tue. 10/1/19 Tenant and sister hired to expedite cleanup at 10:12 AM.

Thur. 10/3/19 Tenant and sister begin cleanup.

Fri. 10/4/19 10:00 AM Received call from tenant, "City crew here cleaning up roof debris". I spoke to crew leader, Nick.

10:07 Left message for Everett Coates, City Code Enforcement office.

10:10 Spoke with property manager, told of violation and tenant's action.

12:24 Spoke with general contractor.

After 12:24 General contractor spoke to Everett Coates.

12:44 Received call from Everett Coates.

2:24 Called tenant. "City crew was gone before lunch."

Thank you for your time. We look forward to the resolution of this matter.

Curtis Renshaw 11/12/19
Rosemary Renshaw

Curtis and Rosemary Renshaw

2/3/2020

We, Curtis and Rosemary Renshaw, do declare that David Vincent is an authorized agent and property manager for 1320 Vermont Ave, Lansing, MI and has our permission to represent us in all matters regarding this property.

Curtis Renshaw
Rosemary Renshaw

e'OCA 2/4

DATE: 12/20/2019

PPN: 33-01-01-10-182-071
 DATE SUBMITTED: 11/14/2019
 ADDRESS OF VIOLATION: 1320 Vermont Ave
 LISTED TAXPAYER OF RECORD: Renshaw, Curtis & Rosemary
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Renshaw, Curtis & Rosemary
 CLAIMANT'S ADDRESS: 13018 Wood Road
 Bath, MI 48808

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 08/21/2019
 NOTIFICATION DATE: 8/21/2019
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$4,955.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T035 10/04/2019
 AMOUNT OF CLAIM: \$4,955.00

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

HISTORY:

Trash Violation 8/21/2019	Lack of Certificate (pink tagged) 11/14/2019	Exterior Violation 11/15/2019
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CITATIONS IN PREVIOUS YEAR: Trash
 Violation
 12/03/2019

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation and in the original trash letter it cited indoor furniture in the outdoors. The submittal photos show the violations were not removed which is why the property was submitted to the contractor to remove the violations in the original notification which was sent to the owner, the property manager, as well as the occupant. The notification clearly states that any other trash and or debris will be removed without additional notification. By the claimants own admission the roofing project had been done for several days and yet the contractor not only left debris all over their property but both neighbor's properties as well. Code Enforcement Matt Simon received a complaint from the neighbors that the roof had been done for several days and the contractor left debris in their front yard and on their walkway between the houses and in the adjoining neighbor's yard and asked our office to come out and take a look at the debris piles. The officer noted the large amount of debris that were left on both neighbor's properties and the furniture and other debris were still present. The officer called the contractor to do an emergency cleanup. The roofing contractor worked in Code Enforcement for several years and he is aware of the code sections but tried to call our office and speak with the Premise Officer and tried telling him several things that he knew were not correct. The roofing contractor Dave Vincent also did not do the work but subcontracted it out to someone else and never checked on the job. The roofing contractor never applied for the roofing permit until 12/17/2019 3 months after the roof work had been done. The roofing work was not done correctly as well as we have an open exterior letter on the property as the tenant is complaining that the roof is leaking into the dwelling. The claimant has called our office several times to inquire if the permit had been issued yet and has told our office he will easily win this claim as the contractor Dave Vincent is telling him how to beat this claim. In a normal roofing job a dumpster would be onsite and the debris would be cleaned as the job is being done not thrown onto the neighbor's properties and thrown around the premises. As noted in the pictures on the day of the cleanup a dumpster is not present. How was claimants tenant going to be able to clean the debris when there was no debris receptacles for the debris to be placed in. This office recommends denial of the claim as the pictures clearly show this was a justified cleanup and this office would also like to note the trash notice was mailed to the same address and the invoice and the owner responded to that notification. This office would also like to note that the property manager admitted to receiving the notification.



CITY OF LANSING

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

Bill To:
RENSHAW CURTIS & ROSEMARY
13018 WOOD RD
BATH, MI 48808

DUE DATE: 11/07/2019

INVOICE
10/14/2019
TOTAL AMOUNT DUE
\$ 4,955.00



Invoice Number	Record No.	Address	Amount Due
00142274	E19-19705	1320 VERMONT AVE	\$4955.00
10/08/2019			
Trash - Admin Fee			
Trash - Contractor Charge			
TOTAL DUE:			\$4955.00

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



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

Nuisance Fee Billing Statement

Date Created: 10/08/2019
 Due Date: 11/07/2019
 Pay Invoice In Full



RENSHAW CURTIS & ROSEMARY
 13018 WOOD RD
 BATH MI 48808

Inv Number: 00142274
 Parcel: 33-01-01-10-182-071
 Address: 1320 VERMONT AVE

Parcel: 33-01-01-10-182-071

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00142274		E19-19705	1320 VERMONT AVE	\$4,955.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	4690.000	Trash - Contractor Charge		\$ 4,690.00
Total Amount Due				\$ 4,955.00

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

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

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 3104
DATE 10/07/2019

PROPERTY ADDRESS
1320 Vermont AVE

PARCEL NUMBER
33-01-01-10-182-071

DESCRIPTION	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	18	150.00	2,700.00
city:class 2 construction material after 3 10/4/19 55 yards removed shingles on everyside of house. couldnt fit a truck back there so we had to walk everything to the front. also removed all other debris.	55	33.00	1,815.00

BALANCE DUE

\$4,690.00



Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING

19-T035

10-8-19 EC I had received a call from Dave Vincent who was hired by the owner to do the roof. He stated that the code states that the trash contractors can only clean up what it was written for. I stated that when the contractors go out to clean it up, they can collect any and all trash on the property during the clean up. Mr. Vincent stated that when he pulled the roofing permit he had also gotten a debris permit with it that states the contractors have two weeks to clean up any roofing supplies. I had told him that there was no permits that were pulled that I could see. He said that they were in the system. He again told me that the contractors had no right to clean up the property for anything other than what was written up. I again stated that their contract states that they clean up all the trash that is on the property at the time of their clean up. Mr. Vincent then told me that he retired from the city after "over 20 years" of working here and that he knows exactly how the codes are written. I stated that the owner of the property can file a claim.



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

RENSHAW CURTIS & ROSEMARY
13018 WOOD RD
BATH, MI 48808

Violation Date: 08/21/2019
Violation Location: 1320 VERMONT AVE
Parcel No: 33-01-01-10-182-071
Compliance Due Date: August 28, 2019

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: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *On front porch*

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

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

Code Officer: Everett Coates (517) 483 7621 Everett.Coates@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

MELLON DEVELOPMENT GROUP
13018 WOOD RD
Barb, MI 48808

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Violation Location: 1320 VERMONT AVE
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INSPECTOR COMMENTS: *On front porch*

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

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

Code Officer: Everett Coates (517) 483 7621 Everett.Coates@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
1320 VERMONT AVE
LANSING, MI 48906

Violation Date: 08/21/2019
Violation Location: 1320 VERMONT AVE
Parcel No: 33-01-01-10-182-071
Compliance Due Date: August 28, 2019

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: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *On front porch*

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

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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 08/29/2019

TAXPAYER: RENSHAW CURTIS & ROSEMARY, 13018 WOOD RD BATH, MI 48808

Location of Work:

Enf Num: E19-19705

Address: 1320 VERMONT AVE
Lot No:
Description:
Parcel No: 33-01-01-10-182-071

Remove Trash and Debris

Work Authorized:

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *On front porch*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

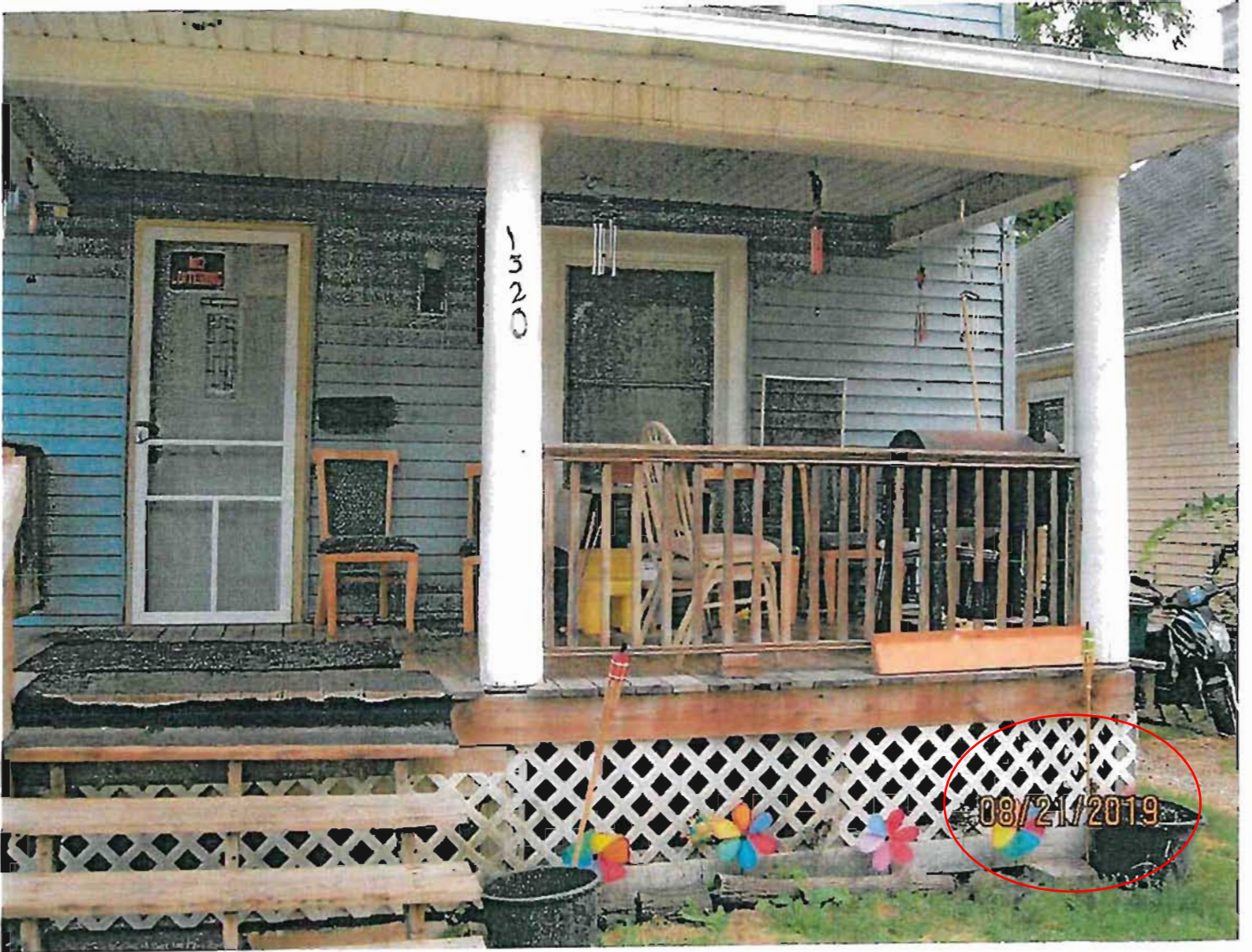
Authorized Time required to complete work: 1

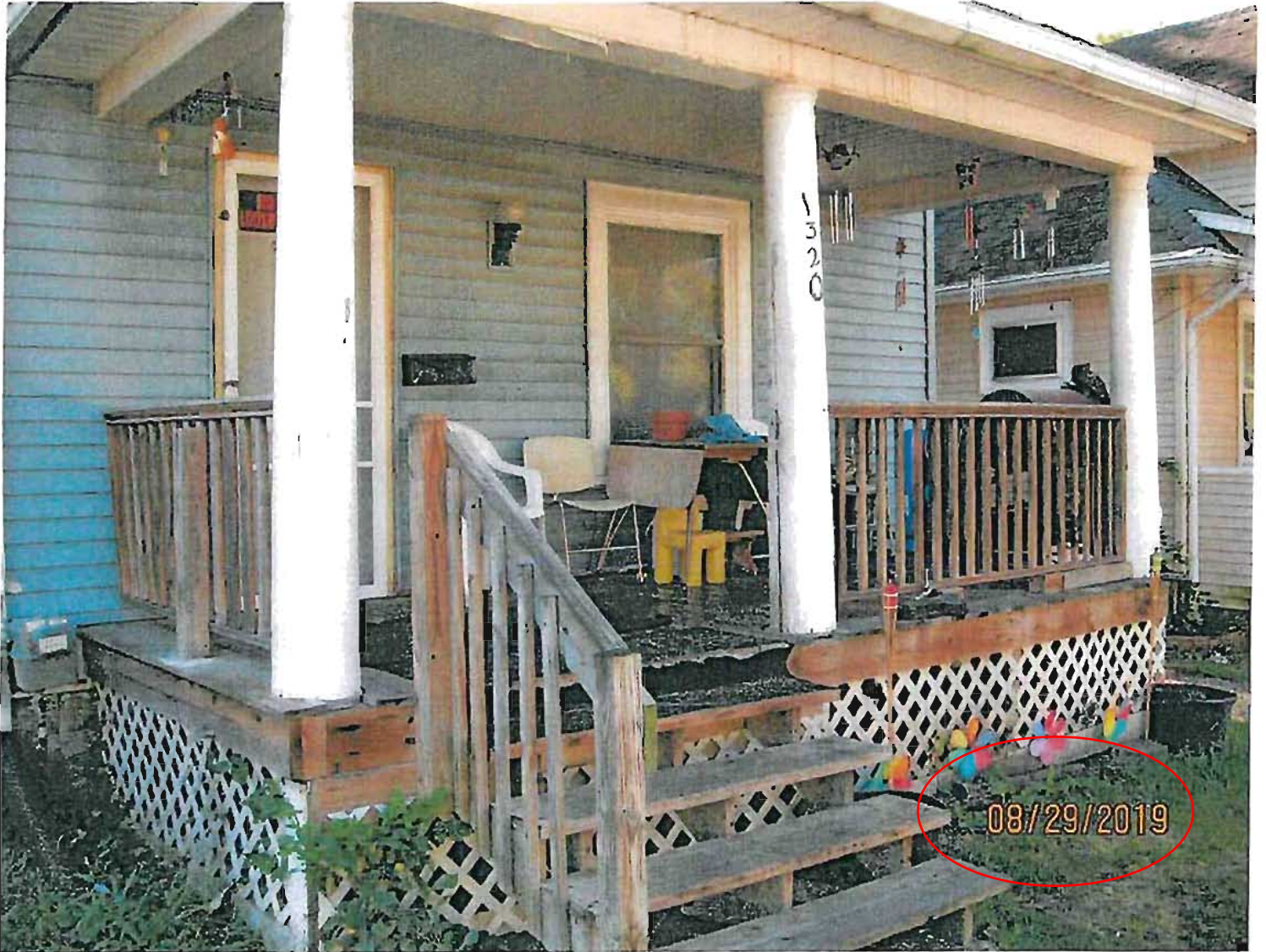
Authorized Cubic Yards: 3

Warning Comment:

<NONE>

Submitted By: Everett Coates (517) 483 7621

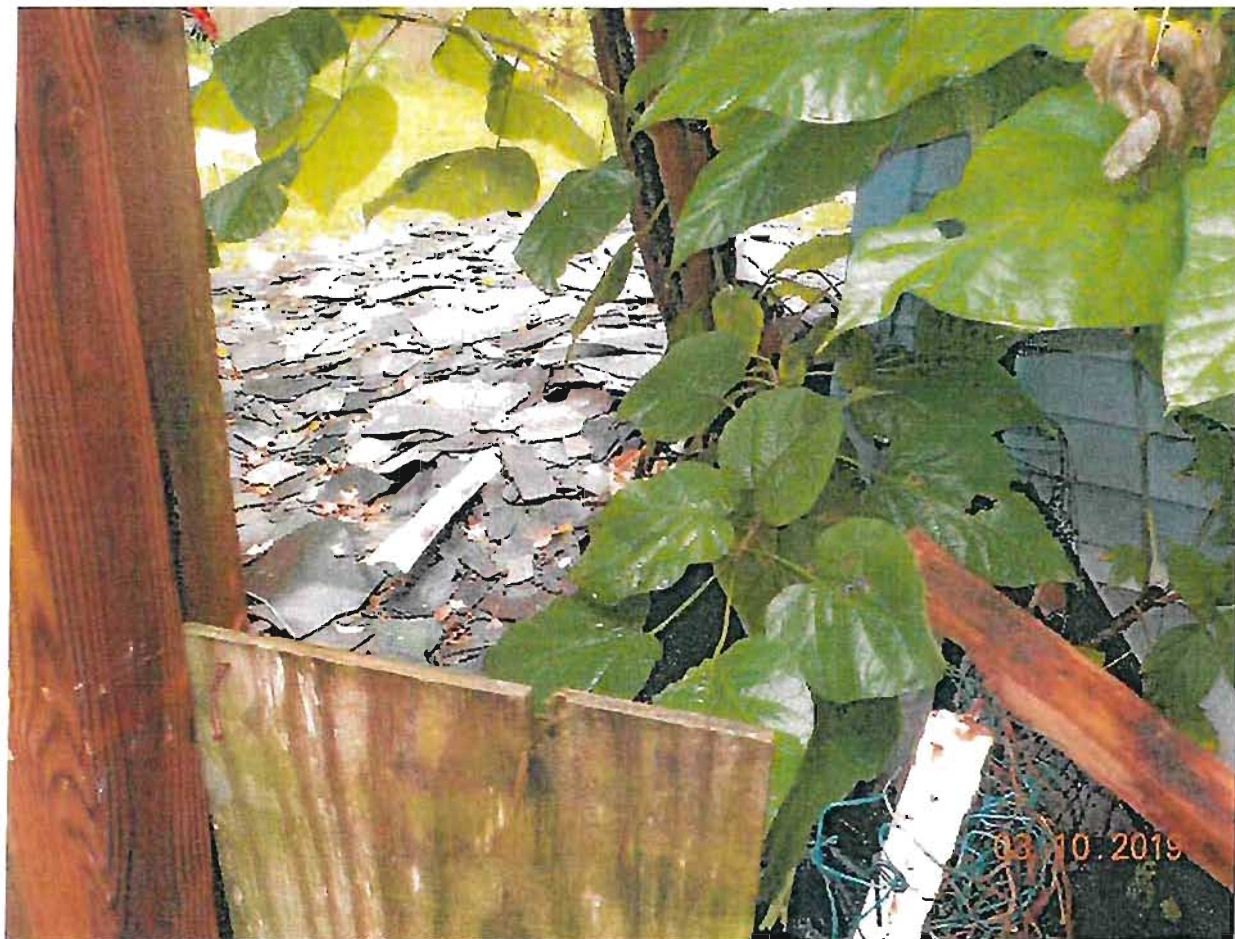








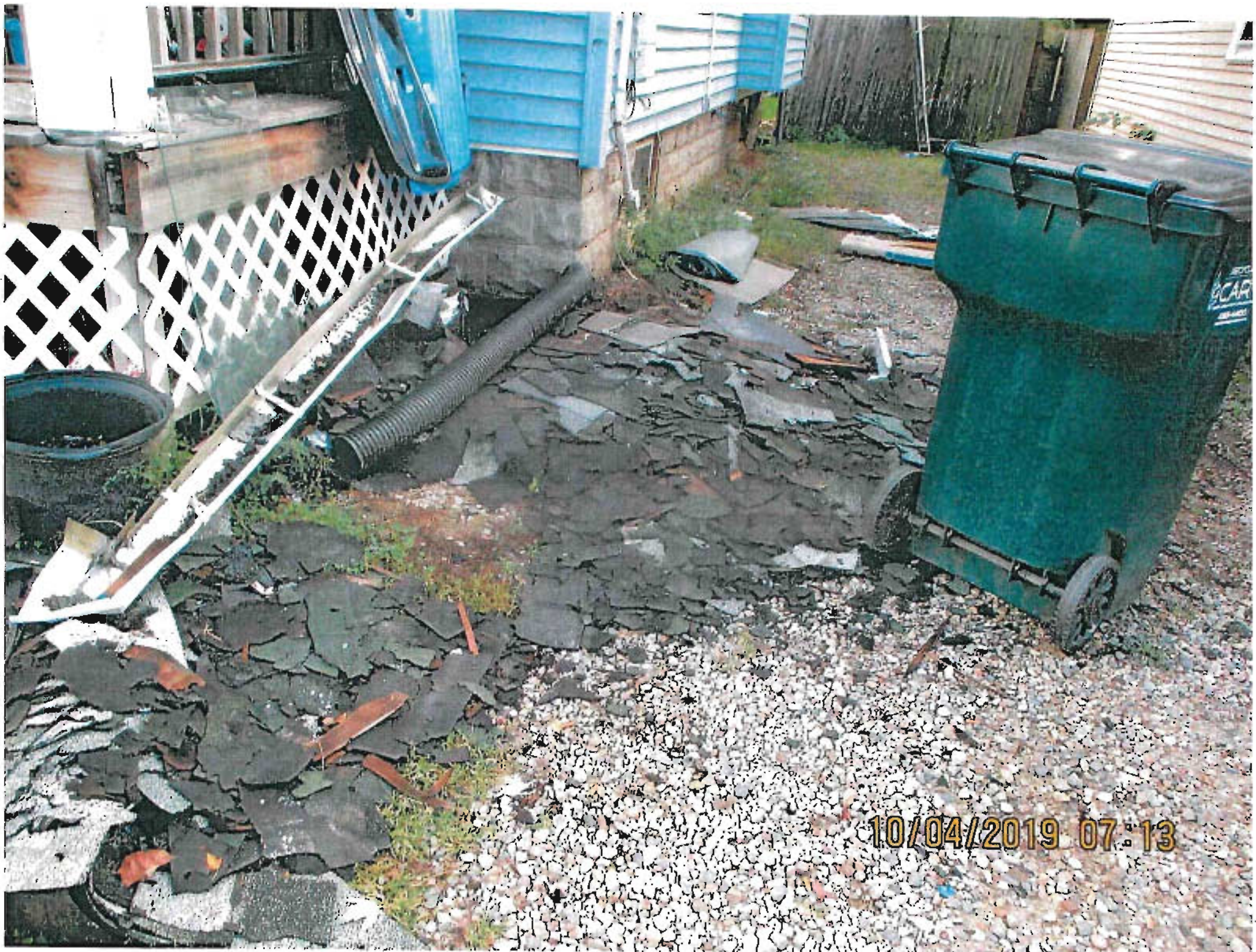








10/04/2019 07:12



10/04/2019 07:13





10/04/2019 07:13



10/04/2019 07:15



10/04/2019 07:15







10/04/2019 07:16



10/04/2019 07:19





10/04/2019 13:22



10/04/2019 19:23



10/04/2019 19:23

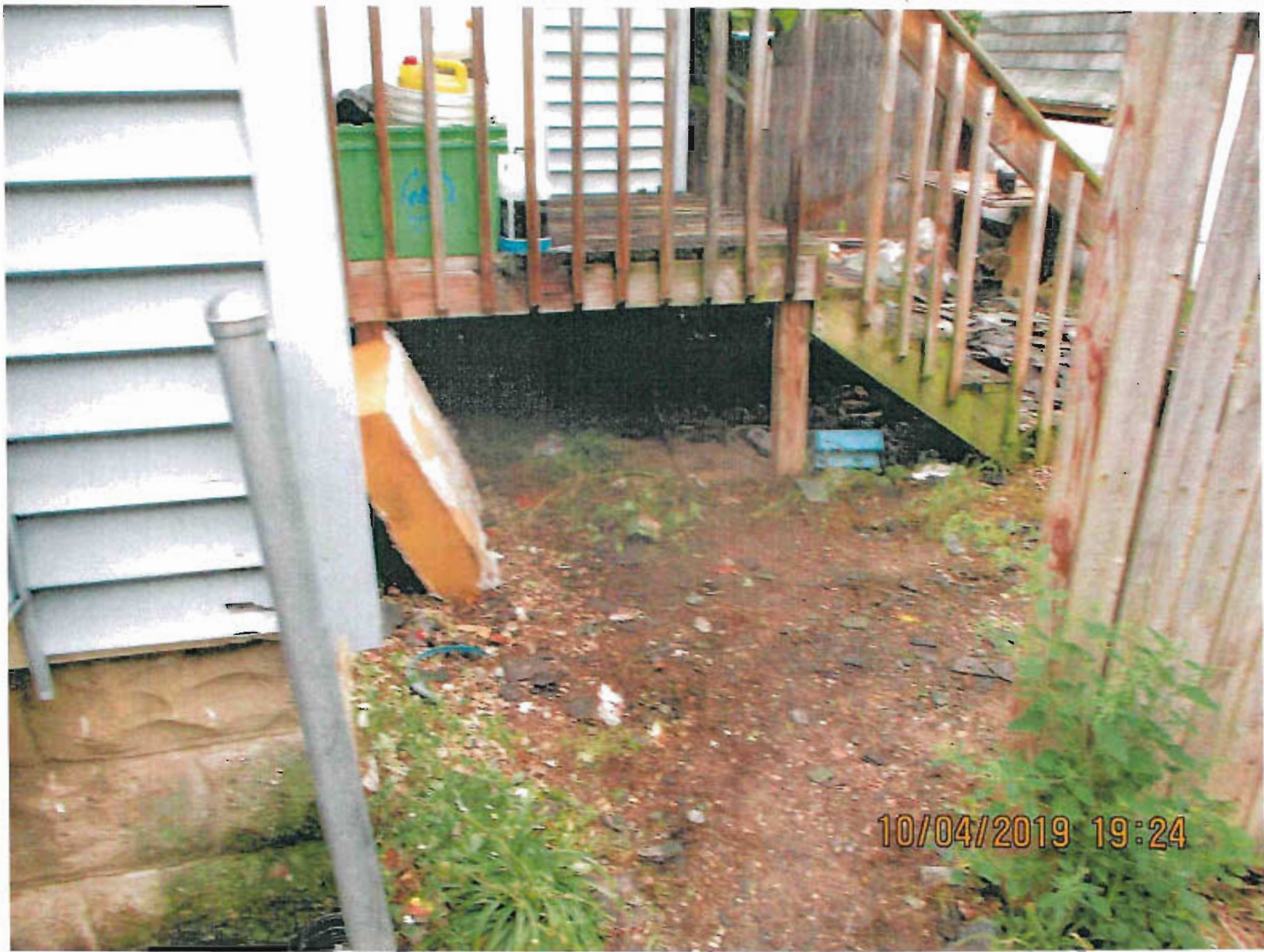




10/04/2019 19:24



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10/04/2019 19:25





10/07/2019 07:10



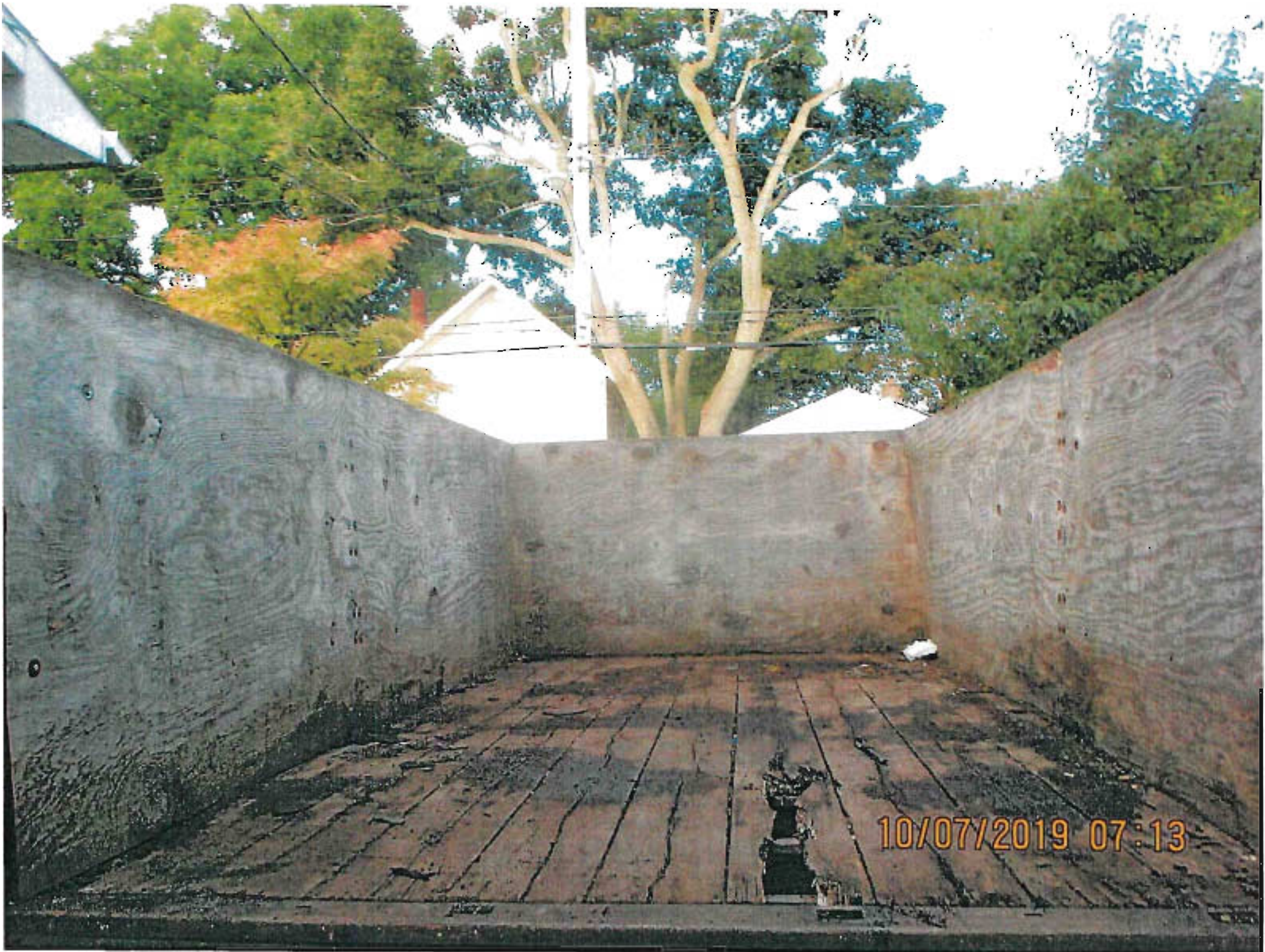
10/07/2019 07:10



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10/07/2019 07:13



10/07/2019 07:14





10/07/2019 13:26







10/07/2019 13:26



10/07/2019 13:26



10/07/2019 13:26

1320 VERMONT AVE LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-10-182-071

**Property Owner: RENSHAW CURTIS & ROSEMARY****Summary Information**

- > Residential Building Summary
 - Year Built: 1923
 - Full Baths: 1
 - Sq. Feet: 1,050
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.100
- > Assessed Value: \$26,200 | Taxable Value: \$25,799
- > Property Tax information found
- > 11 Building Department records found

Item 1 of 3 [1 Image / 2 Sketches](#)**Owner and Taxpayer Information**

Owner	RENSHAW CURTIS & ROSEMARY 13018 WOOD RD BATH, MI 48808	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	RESIDENTIAL – IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$26,200
MAP #	P -0350 -0153	Taxable Value	\$25,799
TOP TEN	<i>Not Available</i>	State Equalized Value	\$26,200
NEW PERMITS	<i>Not Available</i>	Date of Last Name Change	11/03/2016
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
TYPE CODE	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information**Homestead Date** 12/30/1997

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$26,200	\$26,200	\$25,195
2017	\$25,400	\$25,400	\$24,677
2016	\$25,000	\$25,000	\$24,457

Land Information

Zoning Code	<i>Not Available</i>	Total Acres	0.100
Land Value	\$7,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	CUSHION, FRANKLIN HGTS & CAPITOL HGTS	Mortgage Code	00050
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

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

Legal Description

LOT 114 CAPITOL HEIGHTS

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/01/2013	\$0.00	QC	MELLON DEVELOPMENT GROUP	RENSHAW CURTIS & ROSEMARY	OTHER	2013 042879

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/06/2008	\$1.00	QC	RENSHAW CURTIS & ROSEMARY	MELLON DEVELOPMENT GROUP	CASH/CONV-NOT USED	L3307-P442
06/28/2007	\$38,000.00	WD	US BANK NATIONAL ASSOCIATION	RENSHAW CURTIS & ROSEMARY	CASH	L3272-P620
03/16/2006	\$76,876.00	SD	WUDYKA LAWRENCE C & SHERIFF'S SALE	US BANK NATIONAL ASSOCIATION	OTHER	L3217-P39
06/24/2005	\$77,000.00	WD	TUCK SUE A	WUDYKA LAWRENCE C	CASH	L3173-P215
09/12/2000	\$0.00	QC	TUCK BRUCE P & SUE A	TUCK SUE A	CASH/CONV-NOT USED	2867/845
03/01/1993	\$31,000.00	WD			CONV	

Building Information - 1050 sq ft 2 STY (Residential)

General

Floor Area	1,050 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	520 sq ft
Foundation Size	520 sq ft		
Year Built	1923	Year Remodeled	<i>Not Available</i>
Occupancy	Single Family	Class	C
Effective Age	96 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	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	2 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	520 sq ft	2 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
10 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
-----------------------	---

Porch Information

WCP (1 Story)	119 sq ft	Foundation	Standard
WGEP (1 Story)	35 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.

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

WHEREAS, Curtis and Rosemary Renshaw, along with new owner David Vincent sought to eliminate a special assessment of \$4,955 for trash removal and all associated penalties and interest, on the property tax bill for 1320 Vermont Avenue (ID #33-01-01-10-182-071); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and _____ the claim in the amount of \$4,955.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, _____ the claim in the amount of \$4,955.00 for the trash removal violations and all associated penalties and interest on the property tax bill for 1320 Vermont Avenue (Tax ID #33-01-01-10-182-071).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Claim #1757

1722 W Miller Road

\$716.80

Incident Date (per claim application) – 10/29/2019

Incident Date (per Code Report) – 10/27/2019

Taxes- Has not appeared on taxes as of 2/19/2020

Filed Claim – 11/25/2019

Claims Review Committee Hearing – 1/29/2020

Claims Review Committee Letter – 1/29/2020

Referred to City Council – 2/5/2020

Referred to Committee on General Services – 2/10/2020



City of Lansing

OFFICE OF THE CITY ATTORNEY

1757

Claims Review Committee Form

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

NAME: AAA Properties Inc DATE: 11-2019
 MAILING ADDRESS: 4414 S. MLK JR BLVD EMAIL: 8195888@gmail.com
 CITY: Lansing STATE: MI ZIP CODE: 48910
 TELEPHONE: Home (517-819-5888) 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: 1722 W. Miller Rd PARCEL NO. 33-01-05.05-377-096
 DATE OF INCIDENT: 10/29/19 AMOUNT YOU WERE BILLED: 716.80
 TOTAL AMOUNT YOU ARE CONTESTING: _____
 TYPE OF ASSESMENT: Boardup

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.

hello my name is Frank JASON I Am sending this letter to you guys to see if you can help me out with the Boardup fee For this Rental this is the 1st time this happened to me no one contacted me about this Boardup charge. Iree i found out about proble I called inspektor M. Johnson and worked with her to vacante people from house and to get cleaned done Right away I have been working on getting everything Done Fast and took care of Red Tag Right away please help with fees

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

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidl=>

Thank you

517-819-5888



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 29, 2020

RECEIVED
2020 FEB -5 AM 10:40
LANSING CITY CLERK

AAA Properties
4414 S. MLK Jr. Blvd.
Lansing, MI 48910

Re: Claim – 1722 W. Miller Rd.

Dear AAA Properties:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$716.80 for a board-up violation for property located at 1722 W. Miller Rd., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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

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

Sincerely,

Venus Kumar
Paralegal

Claim: 1757

I want to Appeal I got no phone
call to the property about this matter on
about board up no one ever called I would
of secured property my self if someone call me -

1-31-2020 517-819 5888



CITY OF LANSING


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


DUE DATE: 11/28/2019

Bill To:
AAA PROPERTIES INC
4414 S M L KING JR BLVD
LANSING, MI 48910

INVOICE
11/04/2019

TOTAL AMOUNT DUE
\$ 716.80



Invoice Number	Record No.	Address	Amount Due
 00143096	E19-21682	1722 W MILLER RD	\$716.80
10/29/2019			
Title Search/Board-Up (Res) Ad			
Title Search/Board-Up (Res) Co			
TOTAL DUE:			\$716.80

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

RECEIVED DEC 20 2019

DATE: 12/18/2019

1757

PPN: 33-01-05-05-377-096
 DATE SUBMITTED: 11/25/2019
 ADDRESS OF VIOLATION: 1722 W. Miller Road
 LISTED TAXPAYER OF RECORD: AAA Properties Inc.
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: AAA Properties Inc.
 CLAIMANT'S ADDRESS: 4414 S. MLK Jr. Blvd
 Lansing, MI 48910

TYPE OF ACTIONS CONTESTED: Board Up
 VIOLATION DATE: 10/27/2019
 NOTIFICATION DATE: 10/27/2019
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$716.80
 CONTRACTOR NAME - INVOICE NO. - DATE: Pro-Soil PS-2289 10/27/2019
 AMOUNT OF CLAIM: \$716.80

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

HISTORY:	Grass Violation 5/03/2019	Safety (Red Tagged) 10/27/2019	Board up 10/27/2019	Trash Violation 11/08/2019
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The on call Code Enforcement Officer was called to this property by the Lansing Police Department due to the property being open and accessible. This property was the site of a large party with well over 200 people in attendance. There was a fatal shooting at this party and per Code Enforcement Officer Johnson her understanding was that LPD did try to contact the owner however due to the ongoing crime scene investigation being conducted due to the death of one of the attendees LPD requested that the property be boarded. The tenant at the time did call our office and ask about the invoice as they stated the landlord passed the bill onto them. The claimant is ultimately responsible for the tenants and the property this bill should not be passed along to the taxpayers of the City of Lansing.



CITY OF LANSING


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

DUE DATE: 11/28/2019

Bill To:
AAA PROPERTIES INC
4414 S M L KING JR BLVD
LANSING, MI 48910

INVOICE
11/04/2019
TOTAL AMOUNT DUE
\$ 716.80



Invoice Number	Record No.	Address	Amount Due
 00143096	E19-21682	1722 W MILLER RD	\$716.80
10/29/2019			
Title Search/Board-Up (Res) Ad			
Title Search/Board-Up (Res) Co			
TOTAL DUE:			\$716.80

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City of Lansing Treasurers Office
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Lansing MI 48933
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Appeals Process:

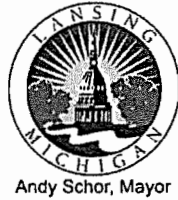
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ECONOMIC DEVELOPMENT & PLANNING CODE ENFORCEMENT OFFICE

PS-2289

owner called on 11/21/2019 tried to have him speak with officer he stated we were to call first and I said LPD does try to call when they get no response they call us out these are done on an emergency basis and we do not have to call but they do try this is the house were there was a fatal shooting and over 200 people were in attendance at the party Officer Johnson has already spoken to the owner and both her and I have spoke with the tenant due to the landlord passing the bill along to the tenant given the circumstances LPD might not have called however it is my understanding LPD was in contact with the owner the night of the shooting/lmp



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

Nuisance Fee Billing Statement

Date Created: 10/29/2019
 Due Date: 11/28/2019
 Pay Invoice In Full



AAA PROPERTIES INC
 4414 S M L KING JR BLVD
 LANSING MI 48910

Inv Number: 00143096
 Parcel: 33-01-05-05-377-096
 Address: 1722 W MILLER RD

Parcel: 33-01-05-05-377-096

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00143096		E19-21682	1722 W MILLER RD	\$716.80
Fee Details:				Quantity
				Description
				Balance
				1.000
				Title Search/Board-Up (Res) Admi
				\$ 265.00
				451.800
				Title Search/Board-Up (Res) Cont
				\$ 451.80
Total Amount Due				\$ 716.80

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

Payment Information:

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 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
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- 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

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



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Notice Printed: 10/27/2019

Emergency Board-Up Notice

AAA PROPERTIES INC
4414 S. MARTIN LUTHER KING JR.
BLVD
Lansing, MI 48910

Inspection Type: Safety
Inspection Date: 10/27/2019
Compliance Due Date: 10/27/2019

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: 1722 W MILLER RD
Parcel No: 33-01-05-05-377-096

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

Emergency Board Up

INSPECTOR COMMENTS: *At the request of LPD an emergency board up was done on this dwelling.*

Side door Rear door

INSPECTOR COMMENTS: *Secured damaged side and rear doors.*

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

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

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

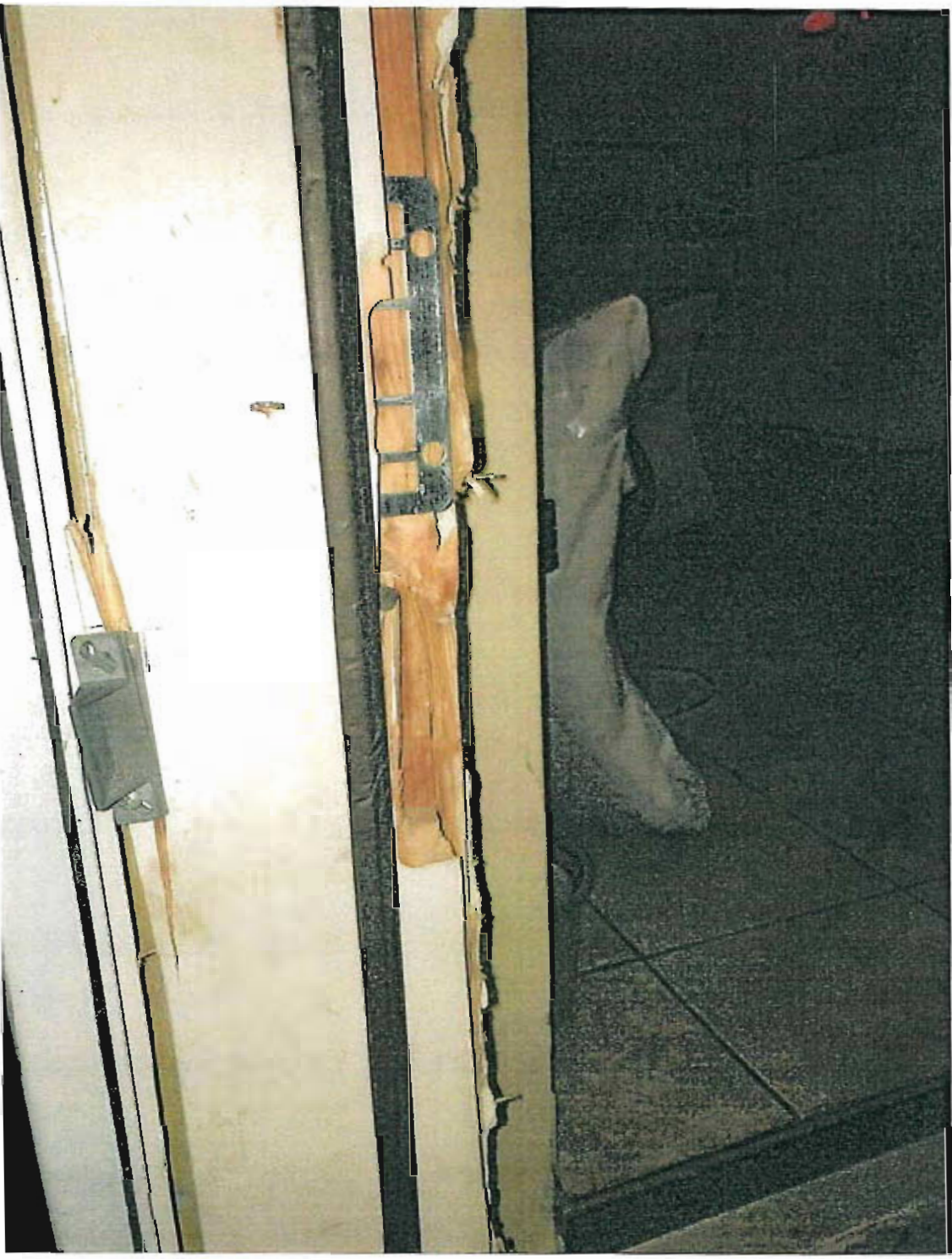
Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov



IMG_0490

10/27/2019 22:18

MDJohnson



IMG_0479

10/27/2019 22:46

MDJohnson





1722 W MILLER RD LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-05-05-377-096



Property Owner: AAA PROPERTIES INC

Summary Information

- > Residential Building Summary
 - Year Built: 1974
 - Full Baths: 1
 - Sq. Feet: 1,115
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.212
- > 3 Invoices Found, Amount Due: 0.00
- > Assessed Value: \$37,000 | Taxable Value: \$28,243
- > Property Tax information found
- > 21 Building Department records found

Item 1 of 6 4 Images / 2 Sketches

Owner and Taxpayer Information

Owner	AAA PROPERTIES INC 4414 S M L KING JR BLVD LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	RESIDENTIAL – IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$37,000
MAP #	P -3936 -0083	Taxable Value	\$28,243
TOP TEN	<i>Not Available</i>	State Equalized Value	\$37,000
NEW PERMITS	<i>Not Available</i>	Date of Last Name Change	07/31/2019
USER ALPHA 3	<i>Not Available</i>	Notes	<i>Not Available</i>
Historical District	<i>Not Available</i>	Census Block Group	<i>Not Available</i>
TYPE CODE	<i>Not Available</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date	04/03/2007	
Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$33,100	\$33,100	\$27,582
2017	\$32,800	\$32,800	\$27,015
2016	\$28,700	\$28,700	\$25,883

Land Information

Zoning Code	<i>Not Available</i>	Total Acres	0.212
Land Value	\$10,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	<i>No Data to Display</i>
ECF Neighborhood	72A	Mortgage Code	<i>No Data to Display</i>
Lot Dimensions/Comments	<i>No Data to Display</i>	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	55.00 ft	168.00 ft
Total Frontage: 55.00 ft		Average Depth: 168.00 ft

Legal Description

LOT 39 VALLEAU CITY

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/31/2019	\$1.00	QC	FV HOMES L L C	AAA PROPERTIES INC	CASH	2019 019045
12/13/2011	\$1.00	QC	JAJOU VAL	FV HOMES L L C	OTHER	2011 044654
02/11/2011	\$23,760.00	WD	HUD	JAJOU VAL	1ST SALE AFTER BANK	L3413-P139

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/27/2010	\$0.00	WD	FLAGSTAR BANK	HUD	CASH	L3401-P924
03/26/2010	\$0.00	QC	MTG ELECTRONIC REGISTRATION SYSTEM	FLAGSTAR BANK	CASH	L3379-P764
03/18/2010	\$87,036.00	SD	FOLTZ SAMANTHA / SHERIFF'S SALE	MTG ELECTRONIC REGISTRATION SYS INC	OTHER	L3376-P34
04/03/2007	\$84,000.00	WD	LANDEROS GLORIA M	FOLTZ SAMANTHA	CASH	L3263P414
08/27/2001	\$56,000.00	WD	CITIBANK	LANDEROS GLORIA M	CASH	L2915/P1263
09/14/2000	\$55,250.00	SD	WILLIAMS MARY E & SHERIFF'S SALE	CITIBANK	OTHER	L2868/P381
05/01/1992	\$51,900.00	WD	FIRST NATIONAL ACCEPTANCE CO	WILLIAMS MARY E	CONV	2629/622

Building Information - 1115 sq ft 1 STY (Residential)

General

Floor Area	1,115 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	1,115 sq ft
Foundation Size	1,115 sq ft		
Year Built	1974	Year Remodeled	<i>Not Available</i>
Occupancy	Single Family	Class	D
Effective Age	45 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
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 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,115 sq ft	1 Story

Basement Finish

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

Plumbing Information

3 Fixture Bath 1

Built-In Information

Garbage Disposal 1 **Unvented Hood** 1

Porch Information

CPP 20 sq ft **Foundation** Standard

Deck Information

Treated Wood 264 sq ft

****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.

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

WHEREAS, AAA Properties Inc. sought to eliminate a special assessment of \$716.80 for board up fees, associated penalties and interest, on the property tax bill for 1722 W Miller (ID #33-01-05-05-377-096); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and _____the claim in the amount of \$716.80.

THEREFORE, BE IT RESOLVED, the City Council, hereby, _____the claim in the amount of \$716.80 for the board up fees, associated penalties and interest on the property tax bill for 1722 W Miller (Tax ID #33-01-05-05-377-096).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Claim #1758

523 Cherry Street

\$4,271.00

Incident Date (per claim application) – 8/28/2019

Incident Date (per Code Report) – 8/28/2019

Taxes- Has not appeared on taxes as of 2/19/2020

Filed Claim – 12/6/2019

Claims Review Committee Hearing – Exceeds Amount Allowed to be Heard

Claims Review Committee Letter – Exceeds Amount Allowed to be Heard

Referred to City Council - 1/28/2020

Referred to Committee on General Services – 2/10/2020



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

1758

NAME: Jesus De la Torre - Navarro DATE: 10/6/19MAILING ADDRESS: 3608 Bristol Oaks St EMAIL: _____CITY: Dowling STATE: MI ZIP CODE: 49050TELEPHONE: Home () 269 986-1423 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: 523 Cherry St PARCEL NO. _____DATE OF INCIDENT: 8/28/19 AMOUNT YOU WERE BILLED: \$4,271.00TOTAL AMOUNT YOU ARE CONTESTING: \$4,271.00TYPE OF ASSESSMENT: Trash Found in Bags

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

I am renovating my home at 523 Cherry St. and have been bagging trash and organizing it outside behind the house out of sight. I was bagging until I had a roll off worth to be removed. I work as an emergency responder and was called out west for the last 4 months. I came back home to find all my bagged debris gone with no notices or bills at the home or in the mail. A roll off that is 40 yards costs \$450. I'm contesting some of this bill to make it more reasonable. I understand that bagged debris is not allowed, but am just trying to make my home livable. I'm hoping something can be done.

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

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

DATE: 1/24/2020

1758

PPN: 33-01-01-16-457-051
 DATE SUBMITTED: 12/06/2019
 ADDRESS OF VIOLATION: 523 Cherry Street
 LISTED TAXPAYER OF RECORD: Delatorre-Vivra, Jesus
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Delatorre-Vivra, Jesus
 CLAIMANT'S ADDRESS: 3608 Bristol Oaks Street
 Dowling, MI 49050

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 8/28/2019
 NOTIFICATION DATE: 8/28/2019
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$4,271.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T033 9/20/2019
 AMOUNT OF CLAIM: \$4,271.00

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

HISTORY:	Grass Mowing 8/18/19 (City of Lansing mowed)	Trash Violation 8/28/2019
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CITATIONS IN PREVIOUS YEAR:	Grass Mowing 6/18/2018	Grass Mowing 9/20/2018 (City of Lansing mowed)
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CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 8/28/2019 with a compliance due date of 9/04/2019. The Premise Officer rechecked the debris on 9/05/2019 the violations were still present and they were submitted to the contractor for removal. The owner of this property purchased the home back in 2016 we have mowed the property twice and have written the property for trash. The claimant even states in their appeal they left the debris for months. The claimant also lists this property as his mailing address but on the claim for he states he lives in Dowling, MI. The claimant should contact the City Assessor to update their mailing address so he can get letters in a timelier manner. This notice was not returned to us however the building inspector states several of the steps to the front of the home are missing and the ones that are there are unsafe to walk on making delivery of the mail impossible. The claimant stated to our office on the phone that he had plenty of debris to fill a 40 yard dumpster but states in the claim he was waiting to accumulate enough debris to fill the dumpster. Proper actions were taken by the City of Lansing pictures clearly show this was a very large cleanup. When our office spoke with the claimant he stated he works in the oil fields and was out of town for several months this was not an emergency but a routine part of his job. The claimant should make arrangements for lawn mowing and when working on the property have a dumpster available instead of storing debris in the yard. This office recommends denial of the claim.

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

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 3072
DATE 09/22/2019

PROPERTY ADDRESS:
523 Cherry ST

PARCEL NUMBER
33-01-01-16-457-051

DESCRIPTION	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:class 2 construction material after 3 9/20/19 authorized 57 yards Everett coates removed all debris behind the house	57	33.00	1,881.00

BALANCE DUE \$4,006.00



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

Nuisance Fee Billing Statement

Date Created: 09/24/2019
 Due Date: 10/24/2019
 Pay Invoice In Full



DELATORRE-VAVRA JESUS
 523 CHERRY ST
 LANSING MI 48933

Inv Number: 00141220
 Parcel: 33-01-01-16-457-051
 Address: 523 CHERRY ST

Parcel: 33-01-01-16-457-051

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00141220		E19-19977	523 CHERRY ST	\$4,271.00
Fee Details:				Quantity
				Description
				Balance
				1.000
				Trash - Admin Fee
				\$ 265.00
				4006.000
				Trash - Contractor Charge
				\$ 4,006.00
Total Amount Due				\$ 4,271.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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



Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING

19-T033

12/06/2019-received call from Jessie from 269 986 1423 owner stated was renovating the home when I indicated he had no permits then he stated that he was doing minor repairs and that the trash was already in the home and he just took it outside in bags and left it until he could get a roll off container he works in the oil fields and was out of town for several months I told him we did mail a notice however he indicated that mail is unable to be delivered to this address I stated they are courtsey notices and that he was in violation which he agreed and also stated he had plenty of debris to complely fill a 40 yard dumpster and stated it would have taken him probably 6 hours of his time to fill the dumpster but he is going to file a claim to try to lower the fee/I checked the lising for the sale the home had no debris in the photos but the home is in poor condition inside and would be a complete gut and remodel the home was owned prior by one of our demo board members and I would be suprised if he was going to sell it in that condition I notified the building department there was major work going on without benefit of permit they are going to stop by the home and place a stop work order on the property/also noted in assessing owner has owned this property since 2016 this debris was made by the owner not the previous occupants/lmp



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

DELATORRE-VAVRA JESUS
523 CHERRY ST
LANSING, MI 48933

Violation Date: 08/28/2019
Violation Location: 523 CHERRY ST
Parcel No: 33-01-01-16-457-051
Compliance Due Date: September 04, 2019

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 Appliance(s)

INSPECTOR COMMENTS: Bath tub

Violation: Trash found in bags/boxes

Violation: Deteriorated building materials

Violation: Barrel/Bucket/Crate debris

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

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

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

Code Officer: Everett Coates (517) 483 7621 Everett.Coates@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 Authorization Form

Submitted to: Eric Crutcher on 09/05/2019

TAXPAYER: DELATORRE-VAVRA JESUS, 523 CHERRY ST LANSING, MI 48933

Location of Work:

Enf Num: E19-19977

Address: 523 CHERRY ST
Lot No:
Description:
Parcel No: 33-01-01-16-457-051

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated Appliance(s)

INSPECTOR COMMENTS: *Bath tub*

Violation: Trash found in bags/boxes

Violation: Deteriorated building materials

Violation: Barrel/Bucket/Crate debris

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

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 6

Authorized Cubic Yards: 20

Warning Comment:

Behind house

This action is authorized by the Manager of Code Compliance











525

09/20/2019 07:10



09/20/2019 07:10



09/20/2019 07:11





09/20/2019 07:11





09/20/2019 12:21





09/20/2019 17:26



09/20/2019 20:34





09/20/2019 20:39

523 CHERRY ST LANSING, MI 48933 (Property Address)

Parcel Number: 33-01-01-16-457-051

Property Owner: DELATORRE-VAVRA JESUS

Summary Information

- > Residential Building Summary
 - Year Built: 1885
 - Full Baths: 2
 - Sq. Feet: 1,842
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.246
- > Assessed Value: \$45,500 | Taxable Value: \$43,492
- > Property Tax information found
- > 10 Building Department records found

Item 1 of 6 4 Images / 2 Sketches

Owner and Taxpayer Information

Owner	DELATORRE-VAVRA JESUS 523 CHERRY ST LANSING, MI 48933	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	RESIDENTIAL – IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$45,500
MAP #	B -0152 -0024	Taxable Value	\$43,492
TOP TEN	Not Available	State Equalized Value	\$45,500
NEW PERMITS	Not Available	Date of Last Name Change	12/05/2016
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date	12/08/2016		
Principal Residence Exemption	June 1st	Final	
2019	0.0000 %	0.0000 %	

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$42,900	\$42,900	\$42,473
2017	\$41,600	\$41,600	\$41,600
2016	\$40,800	\$40,800	\$40,800

Land Information

Zoning Code	Not Available	Total Acres	0.246
Land Value	\$12,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	ORIGINAL PLAT - SEVERAL BLKS	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No
Lot(s)	Frontage	Depth	
Lot 1	40.50 ft	132.00 ft	
Total Frontage: 40.50 ft		Average Depth: 132.00 ft	

Legal Description

S 40.5 FT OF N 81.75 FT LOTS 7 & 8 BLOCK 152 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/18/2016	\$29,600.00	WD	VITALE JOSEPH- DECLARATION OF TRUST	DELATORRE-VAVRA JESUS	CASH	2016 041548
12/31/2015	\$0.00	QC	VITALE JOSEPH L	VITALE JOSEPH L	OTHER	2016 002143

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/03/2015	\$16,000.00	WD	INGHAM COUNTY TREASURER	VITALE JOSEPH L	1ST SALE AFTER BANK	2015 038495
04/01/2015	\$2,813.00	??	BAKER STACEY & JEFFREY	INGHAM COUNTY TREASURER	OTHER	2015 015737
02/21/2007	\$0.00	QC	BAKER STACEY	BAKER STACEY & JEFFREY	CASH/CONV-NOT USED	L3256-P295
07/13/2001	\$67,500.00	TR	BUSH WILLIAM W	BAKER STACEY	CASH	L2908/P927
02/26/1999	\$49,900.00	WD	DIMMER SHARON A	BUSH WILLIAM W	CONV	2731/1170

Building Information - 1842 sq ft 2 STY (Residential)

General

Floor Area	1,842 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	400 sq ft	Basement Area	1,113 sq ft
Foundation Size	1,185 sq ft		
Year Built	1885	Year Remodeled	<i>Not Available</i>
Occupancy	Single Family	Class	C
Effective Age	134 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	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	2 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	621 sq ft	2 Story
1.5 Story	Crawl Space	Siding	72 sq ft	1.5 Story
1 Story	Basement	Siding	492 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	2	2 Fixture Bath	1
Extra Sink	2		

Garage Information

Area	400 sq ft	Exterior	Block
Foundation	18 Inch	Common Wall	Detached
Year Built	<i>No Data to Display</i>	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

WCP (1 Story)	98 sq ft	Foundation	Standard
WGEP (2 Story)	90 sq ft	Foundation	Standard

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

WHEREAS, Jesus DelaTorre-Vavra sought to eliminate a special assessment of \$4,271.00 for trash removal fees, associated penalties and interest, on the property tax bill for 523 Cherry Street (ID #33-01-01-16-457-051); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and _____the claim in the amount of \$4,271.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, _____the claim in the amount of \$4,271.00 for trash removal fees, associated penalties and interest on the property tax bill for 523 Cherry Street (Tax ID #33-01-01-16-457-051).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Claim #1769

3410 S Waverly Road

\$2,763.00

Incident Date (per claim application) – 12/17/2019

Incident Date (per Code Report) – 11/22/2019

Taxes- Does not appear on taxes as of 2/19/2020

Filed Claim – 1/17/2020

Claims Review Committee Hearing – Exceeds Amounts to be Heard

Claims Review Committee Letter – Exceeds Amounts to be Heard

Referred to City Council – 1/28/2020

Referred to Committee on General Services – 2/10/2020



City of Lansing

OFFICE OF THE CITY ATTORNEY

1769

Claims Review Committee Form

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

NAME: Waverly LLC - Sue Lovar, Sole member DATE: 1/14/2020
MAILING ADDRESS: 36630 Heatherston Drive EMAIL: Sue48114@gmail.com
CITY: Farmington STATE: Mi ZIP CODE: 48335
TELEPHONE: Home () _____ Work 848 417-1238

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: 3410 S. Waverly Rd PARCEL NO. 23-50-40-36-226-138
 DATE OF INCIDENT: 12/17/2019 AMOUNT YOU WERE BILLED: \$2,763.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$2,763.00
 TYPE OF ASSESSMENT: Admin. Fee & Contractor Fee - trash

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

Please see attached documentation.

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

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

1/14/2020

I, Sue Lover, am writing as the sole Member of Waverly LLC. I am contesting the Trash and Debris Notice, and the subsequent bill of \$2,763.00, from the City of Lansing regarding the property at 3410 S Waverly Rd, Lansing, MI.

Please understand that I respect local codes and ordinances and do not want furniture and debris on my property. I take good care of my property and will continue to do so. But I also feel I was not notified and/or communicated with in a timely fashion or given even a reasonable number of business days to correct this situation and am not sure said furniture and debris was actually on my property.

Although this violation was written on 11/22, it was not mailed until 11/25 – based on the postmark. Due to the Thanksgiving holiday that week, I did not receive this notice in the mail until 12/4/19. Since the violation had a compliance date of 11/29/19, I was already out of compliance by the time I received this notice.

However, immediately upon receiving this notice, I called Tom Barry, the code officer, to discuss this matter. I called him once on 12/4 – leaving a voice mail. I called twice on 12/5 and left a voice mail the second time asking him to please call me. I then called the City Offices asking if there was someone else, I could speak to regarding this matter as I did not take this violation lightly. I was told Mr. Barry was busy and would call me back “eventually”.

I then called my lawn maintenance company and explained the situation to the owner. He stated that he had seen the mattress, furniture and debris, but they were next to the dumpsters of the Admiral gas station and not on my property. He immediately went to the property to double check and called me from the lot, stating that everything had been cleaned up. This was on 12/5/19.

I immediately called Mr. Barry and left another message stating that my lawn maintenance company had previously seen the debris, but that it was not on my property.

I did receive a return call from Mr. Barry the following morning, on 12/6, stating that he was not sure where the property lines were exactly. He said he had not received an invoice from the contractor, so he was not sure if anything had been cleaned up yet or not. Apparently, Mr. Barry had already initiated the cleanup prior to 12/5 without giving me the courtesy of communication or the opportunity to rectify this situation myself, considering his delay in mailing the violation and the delay in mail delivery the previous week.

On 12/8, I walked the property and saw no evidence of any of the violations.

Then on 12/28/2019, I received a bill in the amount of \$2,763.00 for the Administration Fee and Contractors Fee of cleaning up the property.

I do not feel I was given an appropriate amount of time and/or appropriate communication regarding this matter for me to even attempt to rectify this situation on my own. I tried to communicate with Mr. Barry four times within 2 business days of my receiving this notification and received no communication in return. Also, within 1 business day of receiving this notification – and getting no response from Mr. Barry - I had my maintenance company go check on the property, only to find things had been cleaned up already. This is an extremely large bill for something that I really have no proof existed and would have rectified myself if given a reasonable amount of time in which to do so. Based on the dates, I was given zero business days to rectify this situation. Is this standard operating procedure for the City of Lansing to give property owners no time to attempt to be in compliance?

I also find it curious that the bill indicates the property was cleaned up on 12/9/2019, yet when my Lawn Maintenance company owner went to check on the property on 12/5, things had been cleaned up already and when I walked the property 12/8, I saw no furniture, trash or debris. When exactly did the contractor go clean up the property? Why is the date not accurate on the bill?

Again, I fully respect city codes and ordinances and their enforcements, however, I feel I was not notified and/or communicated with in a timely fashion or given even a fair number of business days to correct this situation before being sent a bill for a very large amount of money.

I look forward to hearing from you regarding this matter. If you need further information you may contact me at 248.417.238 or sue48114@gmail.com.

Sincerely,



Sue Lover

AGREEMENT BETWEEN WAVERLY LLC AND SUE ANN LOVER

SUE ANN LOVER (“**Member**”) and Waverly LLC (“**Company**”) have executed this Agreement as of April 15, 2015, and for valid consideration received agree as follows:

1. **Formation; Name; Purpose.** The Company has been formed pursuant to the provisions of the Michigan Limited Liability Company Act, as amended (“**Act**”) by the execution and filing of its articles of organization (as the same may be amended, the “**Articles**”) with the Michigan Department Licensing and Regulatory Affairs (“**Department**”). The name, purpose and duration of the Company are as set forth in the Articles, as the same may be changed from time to time in accordance with the Act.
2. **Offices.** The principal office and any additional office of the Company will be at such place or places inside or outside the State of Michigan as the Member may designate from time to time. The initial registered office of the Company and its resident agent are as set forth in the Articles and as may be changed from time to time in accordance with the provisions of the Act.
3. **Member.** The Company was formed as a limited liability company with one member. The name and address of the Member are set forth on the signature page. In the event the Company is to add any additional members, the Company and all of its members shall execute an operating agreement, as contemplated by the Act, before any such additional members shall have any rights as members of the Company.
4. **Management of Company.**
 - (a) The Member will have management authority over the business of the Company, and will have all powers necessary or advisable to carry out the business of the Company. The Member shall have the authority to take any and all action on behalf of the Company to the fullest extent permitted by the Act. The Member may appoint, employ, or otherwise contract with any persons for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the Member may delegate to any such person (who may be designated an officer of the Company) such authority to act on behalf of the Company as the Member may from time to time deem appropriate.
 - (b) If the Member dies or is unable to act, management of the business of the Company will pass to the person last designated in a writing signed by the Member and with specific reference to this subject matter. That person will have full authority to handle the affairs of the Company until the Member is able to act or a successor is appointed.
5. **Capital Contributions; Accounting.**
 - (a) In exchange for the Member’s interest, the Member will contribute certain real property and leases to the capital of the Company. The Member will have no obligation to make any further capital contributions to the Company. Any additional capital contributions must be so designated in writing by the Member. Any funds contributed to or advances made on behalf of the Company by the Member that are not designated as capital contributions will be loans payable by the Company to the Member on demand together with interest at the prime rate from the date of the contribution or advance until repaid in full. The Member will not be paid interest on any capital contribution. The Member will not have the right to withdraw, or receive a return of, the Member’s capital contribution. The

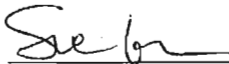
Company shall reimburse the Member for all expenses of the activities of the Company reasonably incurred and paid for by the Member on behalf of the Company.

- (b) The operations of the Company will be treated for federal tax purposes as the operations of the Member. The Company may obtain a tax identification number distinct from that of the Member.
 - (c) The fiscal year of the Company will be the fiscal year of the Member. The books and records of the Company will be maintained in accordance with consistent recognized accounting practices.
 - (d) Real and personal property owned by the Company will be held, and conveyance made, in the Company's name. Funds of the Company will be deposited in the name of the Company with the financial institutions and in the accounts as determined by the Member, subject to authorized signatures that the Member may determine.
6. **Assignments of Interest in the Company.** The Member may sell, assign, pledge, or otherwise transfer or encumber (collectively "transfer") all, but not less than all, of the Member's interest in the Company by written instrument signed by the transferring Member and the transferee. The Member may transfer a portion of the Member's interest in the Company, but only if the Articles are amended and an operating agreement is entered into that provides for voting rights, allocations of profit and loss, timing of distributions, designation of a tax matters member, and other matters customarily addressed in a limited liability company operating agreement. Except as provided hereafter, any proposed or attempted transfer of a portion of the Member's interest without amending the Articles and entering into such an operating agreement will be void. Upon Sue Ann Lovers death, her entire interest shall be transferred to Sue Ann Lover, Trustee of the Sue Ann Lover Trust dated November 9, 2009, as such trust may be amended, or her successor in trust.
7. **Withdrawal and Dissolution.**
- (a) The Member will have the right to withdraw from the Company upon such terms and conditions as agreed between the Member and the Company. The Member may evidence withdrawal from the Company only by filing a certificate of dissolution with the Department as contemplated by the Act.
 - (b) The Company will be dissolved and its affairs wound up upon the Member filing a certificate of dissolution with the Department. Upon the winding up of the Company, the assets will be distributed as provided in the Act.
8. **Additional Members.** The Company may admit one or more additional Members upon such terms and conditions, and for such capital contributions, as may be determined by the Company and the Member. No additional members may be admitted unless the Articles are amended and an operating agreement is adopted as required in paragraph 6 above. Any proposed or attempted admission of an additional member without such actions will be void.
9. **Distributions.** Distributions of cash or other assets of the Company will be made at such times and in such amounts as the Member may determine; provided, however, that a distribution will not be made if such a distribution would be violative of the Act.
10. **Limitation on Liability.** Unless otherwise provided by law or expressly assumed, the Member is not liable for the acts, debts or obligations of the Company.
11. **Indemnification.** The monetary liability of the Member for breach of any duty established under Section 404 of the Act is limited to the fullest extent permitted by the Act. The Company will indemnify and hold harmless the Member from

and against any and all losses, expenses, claims, and demands sustained by reason of any acts or omissions or alleged acts or omissions of the Member, including judgments, settlements, penalties, fines, or expenses incurred in a proceeding to which the Member is a party or threatened to be made a party because the person is or was a member to the fullest extent permitted by law or contract and not subject to any restriction by this Agreement.

12. **Amendment.** This Agreement may be amended only in writing signed by the Member and the Company specifically stating that this Agreement is amended.

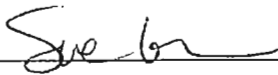
Member:



Sue Ann Lover

Company:

Waverly LLC, a Michigan limited liability company



By
Sue Ann Lover, Member

RECEIVED JAN 28 2020

DATE: 1/27/2020

PPN: 23-50-40-36-226-138
DATE SUBMITTED: 1/17/2020
ADDRESS OF VIOLATION: 3410 S. Waverly Road
LISTED TAXPAYER OF RECORD: Waverly LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Lover, Sue
CLAIMANT'S ADDRESS: 36630 Heatherton Drive
Farmington, MI 48335

1769

TYPE OF ACTIONS CONTESTED: Trash Violation
VIOLATION DATE: 11/22/2019
NOTIFICATION DATE: 11/22/2019
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,763.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T040 12/04/2019
AMOUNT OF CLAIM: \$2,763.00

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
11/22/2019

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property and the adjoining property at 3400 S. Waverly were cited for trash violations on their properties. The Premise Officer Tom Barry stated there were directly behind the gas station however the bulk of the violations were located in the wooded ditch area that belong to the claimant. The debris behind the gas station were removed however the violations into the woods remained and were removed by the contractor. This office recommends denial of the claim unless the claimant can show they do not own the ditch area located within the woodline.

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

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 3228
DATE 12/08/2019

PROPERTY ADDRESS
3410 s Waverly RD

PARCEL NUMBER
23-50-40-36-226-138

DESCRIPTION	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	17	29.00	493.00
city:class 2 construction material after 3	10	33.00	330.00
city:tire tire removal	10	15.00	150.00

12/4/19
30 yards
tom Barry

BALANCE DUE

\$2,498.00



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

Nuisance Fee Billing Statement

Date Created: 12/09/2019
 Due Date: 01/08/2020
 Pay Invoice In Full



WAVERLY L L C
 36630 HEATHERTON DR
 FARMINGTON MI 48335

Inv Number: 00145698
 Parcel: 23-50-40-36-226-138
 Address: 3410 S WAVERLY RD

Parcel: 23-50-40-36-226-138

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00145698		E19-22296	3410 S WAVERLY RD	\$2,763.00
Fee Details:				Quantity
				Description
				Balance
				1.000
				Trash - Admin Fee
				\$ 265.00
				2498.000
				Trash - Contractor Charge
				\$ 2,498.00
Total Amount Due				\$ 2,763.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

WAVERLY L L C
36630 HEATHERTON DR
FARMINGTON, MI 48335

Violation Date: 11/22/2019
Violation Location: 3410 S WAVERLY RD
Parcel No: 23-50-40-36-226-138
Compliance Due Date: November 29, 2019

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: Garbage

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

Sec 308.1 Deteriorated box spring and or mattress

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: Tom Barry (517) 483 4376 Tom.Barry@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

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Code Officer: Tom Barry (517) 483 4376 Tom.Barry@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 12/02/2019

TAXPAYER: WAVERLY L L C, 36630 HEATHERTON DR FARMINGTON, MI 48335

Location of Work:

Enf Num: E19-22296

Address: 3410 S WAVERLY RD

Lot No:

Description:

Parcel No: 23-50-40-36-226-138

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated furniture

Violation: Garbage

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

Sec 308.1 Deteriorated box spring and or mattress

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 4

Warning Comment:

This property is located adjacent to Admiral gas station Waverly south of Holmes. Debris around dumpster and in ditch behind the gas station

Submitted By: Tom Barry (517) 483 4376

This action is authorized by the Manager of Code Compliance



DSCN0031

11/22/2019 12:42

TBarry





DSCN0033

11/22/2019 12:42

TBarry







12/04/2019 07:11



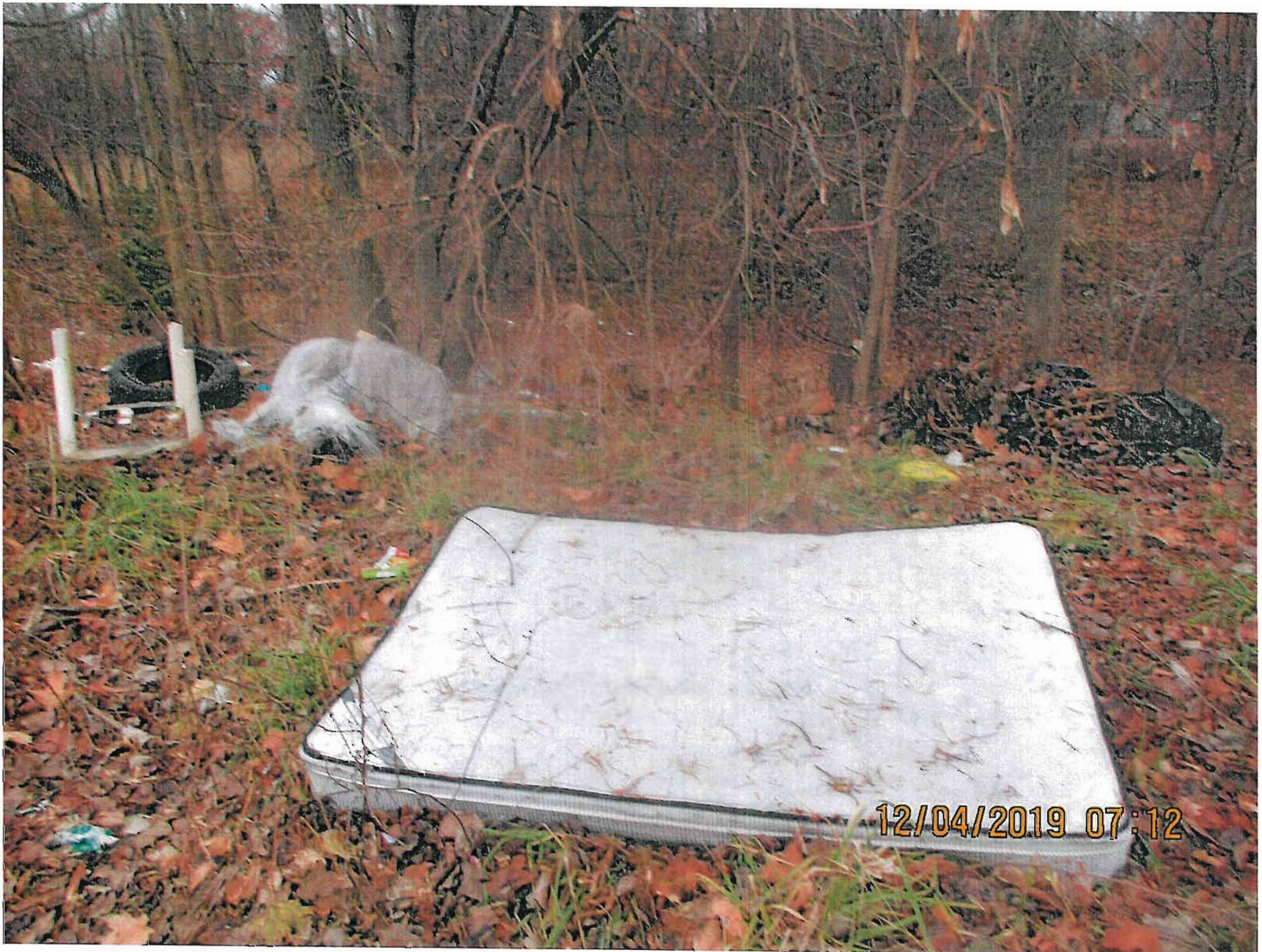
12/04/2019 07:11



12/04/2019 07:11



12/04/2019 07:12



12/04/2019 07:12



12/04/2019 07:13



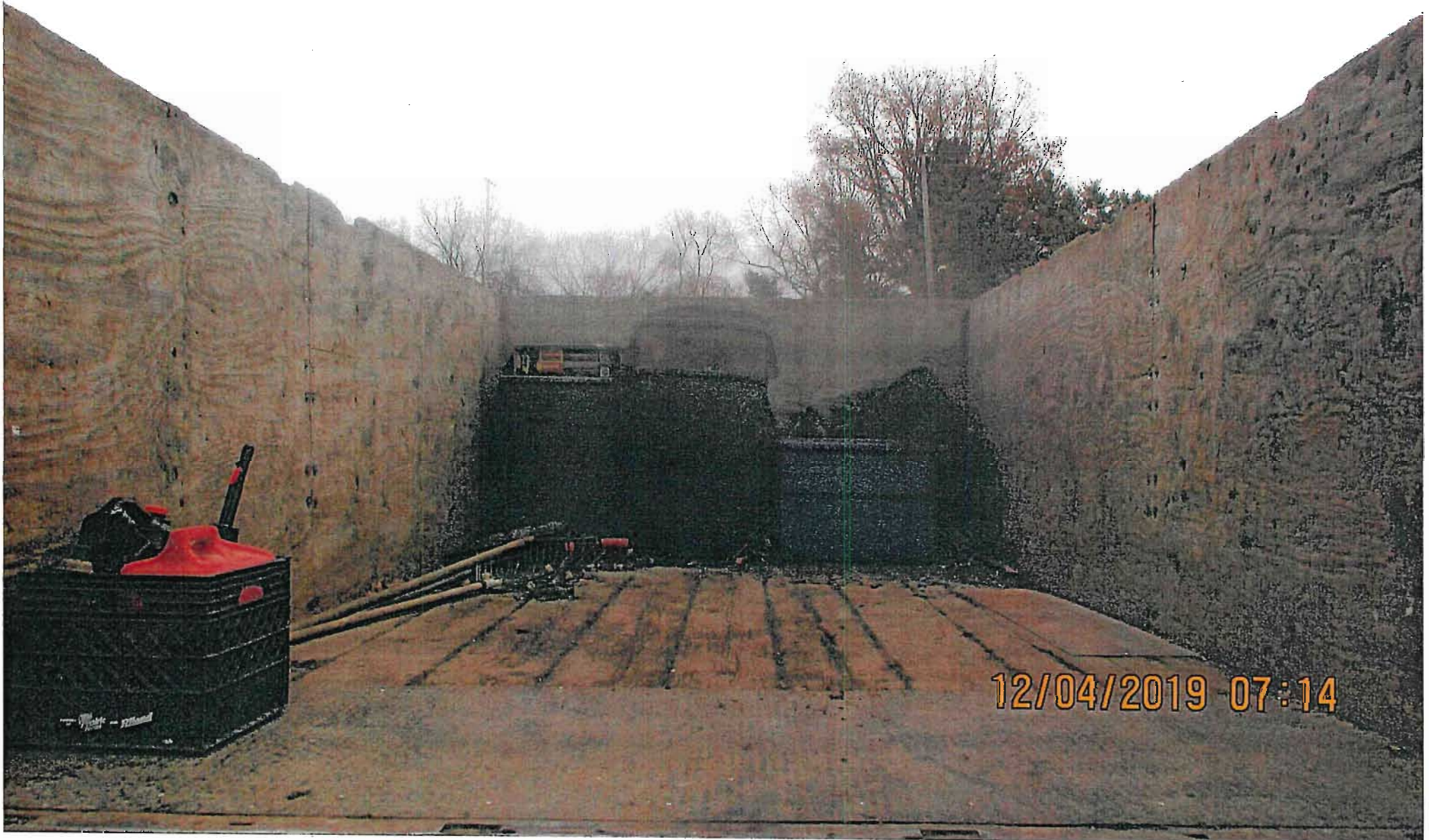
12/04/2019 07:13



12/04/2019 07:13



12/04/2019 07:14

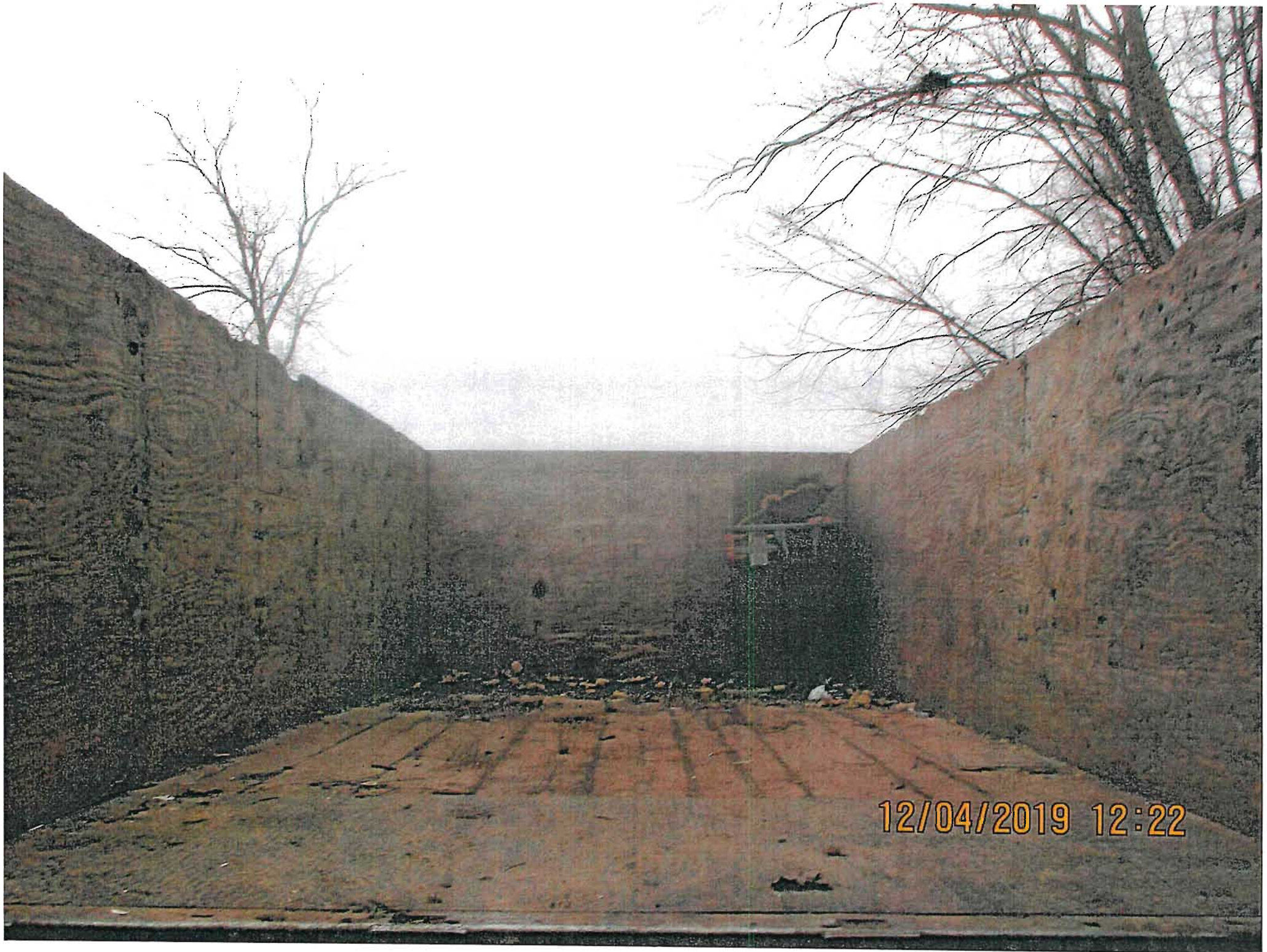


12/04/2019 07:14



12/04/2019 08:20





12/04/2019 12:22



12/04/2019 12:27





12/04/2019 16:35



12/04/2019 16:35



12/04/2019 16:36



12/04/2019 16:36



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12/04/2019 16:36



12/04/2019 16:37



12/04/2019 16:37



12/04/2019 16:37

3410 S WAVERLY RD LANSING, MI 48911 (Property Address)

Parcel Number: 23-50-40-36-226-138



Property Owner: WAVERLY L L C

Summary Information

- > Assessed Value: \$67,800 | Taxable Value: \$47,132 > Property Tax information found
- > 4 Building Department records found

Item 1 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner	WAVERLY L L C 36630 HEATHERTON DR FARMINGTON, MI 48335	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2019

Property Class	COMMERCIAL - VACANT	Unit	23 CITY OF LANSING - EATON
School District	LANSING	Assessed Value	\$67,800
MAP #	P -3425A-0395	Taxable Value	\$47,132
TOP TEN	Not Available	State Equalized Value	\$67,800
NEW PERMITS	Not Available	Date of Last Name Change	03/23/2015
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$67,800	\$67,800	\$46,028
2017	\$48,800	\$48,800	\$45,082
2016	\$48,800	\$48,800	\$44,680

Land Information

Zoning Code	Not Available	Total Acres	2.074
Land Value	\$135,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	M270-EATON-MISC	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

THAT PART OF OUTLOT "D" OF THE PLAT OF RIVER 'S EDGE NO. 1, A SUBDIVISION IN THE NORTH 1 /2 OF SECTION 36, TOWN 4 NORTH, RANGE 3 WEST, CITY OF LANSING, EATON COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 84, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF OUTLOT "G" IN SAID PLAT OF RIVER 'S EDGE NO. 1, THEN ALONG THE WEST LINE OF WAVERLY ROAD SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 182.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THEN CONTINUING SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 109.00 FEET; THEN PARALLEL WITH THE SOUTH LINE OF HOLMES ROAD SOUTH 89 DEGREES 38 MINUTES 22 SECONDS WEST A DISTANCE OF 405.50 FEET TO THE WEST LINE OF SAID OUTLOT "D"; THEN ALONG THE WEST LINE OF SAID OUTLOT "D", NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 291.00 FEET TO THE SOUTH LINE OF HOLMES ROAD; THEN ALONG THE SOUTH LINE OF HOLMES ROAD NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 32.58 FEET TO THE NORTHWEST CORNER OF OUTLOT "H"; THEN SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT "H" THEN NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF OUTLOT "H"; THEN NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF OUTLOT "H"; THEN NORTH 89

DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF OUTLOT "G"; THEN SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT "G"; THEN ALONG THE SOUTH LINE OF SAID OUTLOT "G" NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 73.00 FEET TO A POINT 150.00 FEET WEST OF THE SOUTHEAST CORNER OF OUTLOT "G"; THEN PARALLEL WITH THE WEST LINE OF WAVERLY ROAD SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 180.00 FEET; THEN PARALLEL WITH THE SOUTH LINE OF HOLMES ROAD NORTH 89 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SUBJECT EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/27/2015	\$0.00	WD	SICILIANO JOSEPH	WAVERLY L L C	CASH/CONV-NOT USED	L2559 P0914
02/27/2015	\$0.00	QC	LOVER MARION-REVO C TRUST	SICILIANO JOSEPH	OTHER	L2559 P0905
11/20/2013	\$0.00	??	LOVER FRANK A & MARION-EST OF	LOVER FRANK A & MARION-EST OF	CASH/CONV-NOT USED	L2496 P0018
11/20/2013	\$0.00	??	LOVER FRANK A & MARION-EST OF	LOVER FRANK A & MARION-EST OF	CASH/CONV-NOT USED	L2496 P0019
11/20/2013	\$0.00	WD	SICILIANO JOSEPH P R	MIDWEST V L L C	OTHER	L2496 P0029
11/20/2013	\$0.00	??	MARION LOVER EST	SICILIANO JOSEPH P R	CASH/CONV-NOT USED	L2496 P0020

****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.

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

WHEREAS, Waverly LLC, Sue Lover sought to eliminate a special assessment of \$2,763.00 for trash removal fees, associated penalties and interest, on the property tax bill for 3410 S Waverly (ID #23-50-40-36-226-138); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on February 25, 2020 and _____the claim in the amount of \$2,763.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby, _____the claim in the amount of \$2,763.00 for trash removal fees, associated penalties and interest on the property tax bill for 3410 S Waverly (Tax ID #23-50-40-36-226-138).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.



**Material Not Available at the time the
packet was published.
Please continue to check back for
updates on this document**

GRETCHEN WHITMER
GOVERNORSTATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSINGORLENE HAWKS
DIRECTOR

January 9, 2019

John Simmons
c/o Simmons Properties, LLC
info@glelevators.com

RID # 1901-00057 Reference/Transaction: Transfer Location 2018 Resort Class C & SDM License With Sunday Sales Permit (AM), Sunday Sales Permit (PM), Outdoor Service (1 Area), Catering Permit, (2) Bars And Dance-Entertainment Permit, (Original 550 Resort License, Not At Its Original Location, Must Meet Seating And Food Requirements) From 7786 E Us 10, Walhalla To 419 Spring St, Lansing And Transfer Governmental Unit From Branch Twp, Mason County To Lansing City, Ingham County

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

Applicant/Licensee: Simmons Properties, LLC

Business address and phone number: 419 Spring St, Lansing MI 48912, 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 2

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Thursday, September 26, 2019

Michael J. Brown, Attorney
C/O BOARD OF TRUSTEES, MICHIGAN STATE UNIVERSITY
mbrown@cebhlaw.com

RID # RQ-1908-14021 **Reference/Transaction:** TRANSFER OWNERSHIP ESCROWED 2019 CLASS C LICENSED BUSINESS WITH SUNDAY SALES PERMIT (PM), ENTERTAINMENT PERMIT, AND SUNDAY SALES PERMIT (AM) FROM HOA RESTAURANT HOLDER, LLC (A DELAWARE LIMITED LIABILITY COMPANY); TRANSFER LOCATION FROM 172 E EDGEWOOD BLVD TO 3535 FOREST RD, STE C88A, LANSING; NEW ADD BAR PERMIT, FOR A TOTAL OF (2) BARS; NEW OUTDOOR SERVICE AREA; NEW SPECIFIC PURPOSE PERMIT (GOLF); TRANSFER CLASSIFICATION FROM CLASS C LICENSE ISSUED UNDER MCL 436.1531 TO CLASS C LICENSE ISSUED UNDER MCL 436.1513(4) (NON-TRANSFERABLE) AT 3535 FOREST RD STE C88A, LANSING, MI 48910-3831 IN LANSING CITY IN INGHAM COUNTY

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

Applicant/Licensee: BOARD OF TRUSTEES, MICHIGAN STATE UNIVERSITY

Business address and phone number: 3535 FOREST RD STE C88A, LANSING, MI 48910-3831 IN LANSING CITY IN INGHAM COUNTY

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

Board of Trustees, Michigan State University; 426 Auditorium Rd Hannah Administration Building Rm 450 East Lansing MI 48824-1046

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 (517) 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.

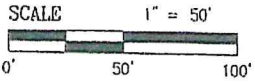
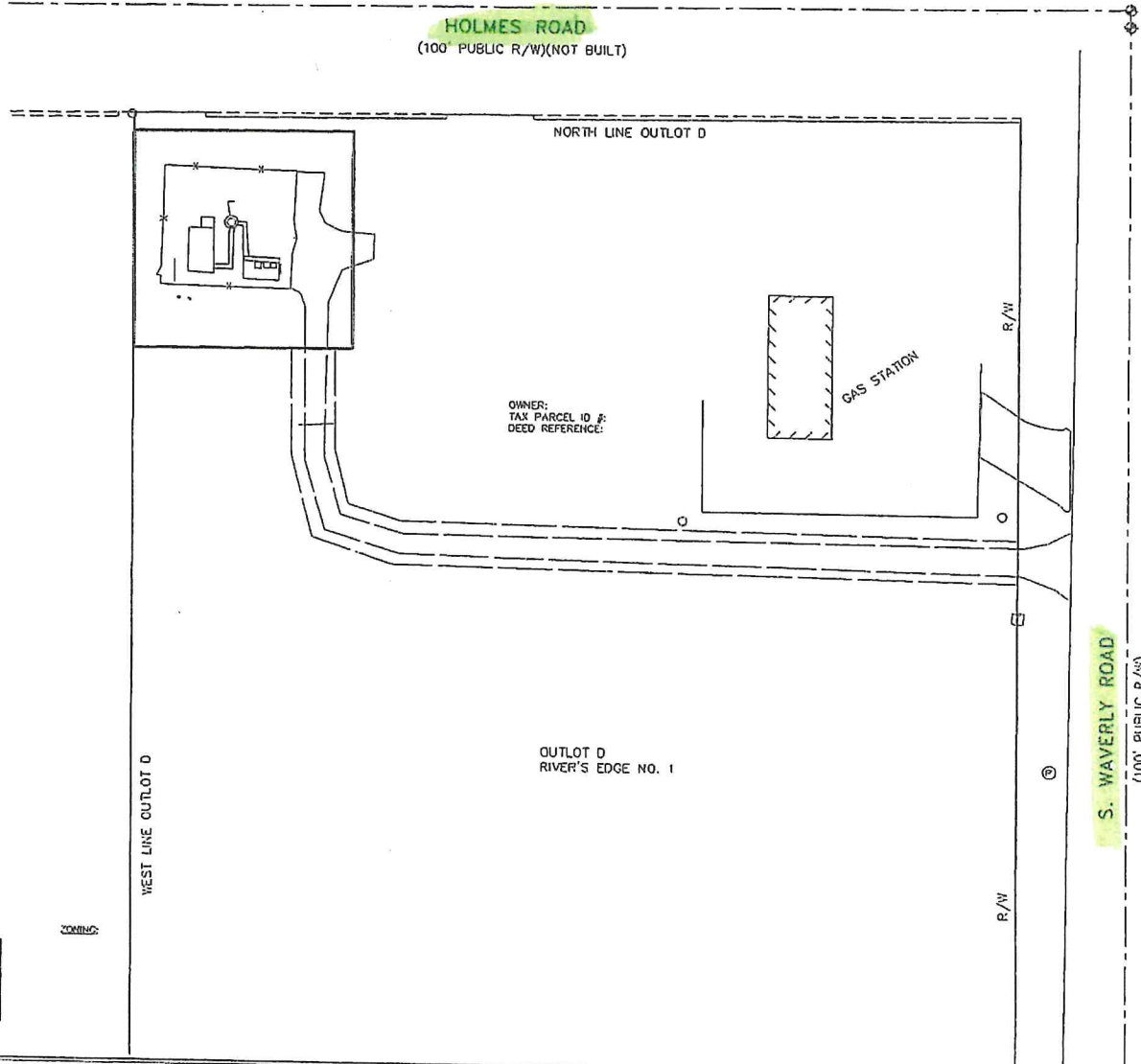
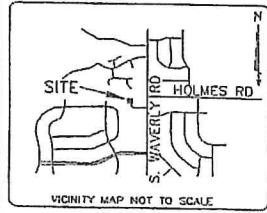
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MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: HOA RESTAURANT HOLDER, LLC (A DELAWARE LIMITED LIABILITY COMPANY) estherm@hooters.com
LANSING CITY chris.swope@lansingmi.gov

MICHIGAN LIQUOR CONTROL COMMISSION
PAT GAGLIARDI, CHAIRMAN
525 W. Allegan St. • P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011

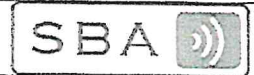


LEGEND

- :SET 1/2" REBAR.
- :FOUND 1/2" REBAR.
- (R) :RECORD DESCRIPTION DATA.
- P.O.B. :POINT OF BEGINNING.
- P.O.C. :POINT OF COMMENCEMENT.
- X- :FENCE AS NOTED.
- E- :OVER HEAD UTILITY LINES.
- ⊕ :WOOD UTILITY POLE.
- ⊞ :ELECTRIC TRANSFORMER.
- ⊠ :TELCO PEDESTAL.
- WM :WATER METER.
- CTV :CABLE TELEVISION

AREA TABLE	SQUARE FEET	ACRES
(A) PARENT PARCEL	XXX,XXX±	XXX±
(B) TOWER COMPOUND	3,269	0.07
(C) TOWER PARCEL	10,000	0.23
(D) ACCESS & UTILITY EASEMENT	X,XXX	XXX
UTILITY EASEMENT	X,XXX	XXX

AS-BUILT SURVEY
 IN SECTION 36,
 TOWNSHIP 4 NORTH, RANGE 3 WEST
 FOR: SBA
 SITE: KENDALWOOD
 SITE NO.: MK41261-T
 ADDRESS: S. WAVERLY ROAD
 LANSING, MI 48911
 EATON COUNTY



NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE SURVEYING, INC.
 13430 HWY 104th Terrace, Suite A, Alachua, FL 32915
 (850) 335-4111 4115-05-00 Fax: (850) 462-9266
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
 Design & Mapping Performed By:
GLOBAL LAND SOLUTIONS, L.L.C.
 Solutions that work for you.
 Corporate Office:
 5005 12 Mile Road NE
 Rockford, Michigan 49341
 (734) 666-6536
 www.GlobalLandSolutions.com
 Serving The Great Lakes Region
 SURVEYING & MAPPING PROJECT ADMINISTRATION

DRAWN BY: TKM CHECKED BY: AGC JOB # 132832

- SURVEYOR'S NOTES**
1. BASIS OF BEARING, S 00°17'00" W BEING THE EAST LINE OF SECTION 36 PER PLAT OF RIVER'S EDGE NO. 1.
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENT ONTO OR BEYOND THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO SBA MONARCH TOWERS II, LLC.

GLOBAL LAND SOLUTIONS
 Jay M. Schwandt, PS, JD
 LAND SURVEYOR - MICHIGAN #47974
 Date: NOVEMBER 1, 2013
 Revision: #

@mtg

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The **completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property <i>1320 Vermont Ave</i>	2. County <i>Ingham</i>	3. Date of Transfer (or land contract signed) <i>12/30/19</i>
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	5. Purchase Price of Real Estate <i>\$0</i>	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. <i>33-01-05-10-182-071</i>	6. Seller's (Transferor) Name <i>Curtis Renshaw Rosemary Renshaw</i>	
8. Buyer's (Transferee) Name and Mailing Address <i>David Vincent 10917 Lansing Rd Lansing, MI 48918</i>		9. Buyer's (Transferee) Telephone Number <i>(517) 712-1394</i>

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.		
<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease	<input type="checkbox"/> Deed
<input checked="" type="checkbox"/> Other (specify) <i>Quit claim</i>		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment <i>0</i>
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	15. Amount Financed (Borrowed) <i>0</i>	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

RECEIVED
DEC 30 2019

CERTIFICATION

ASSESSORS OFFICE

I certify that the information above is true and complete to the best of my knowledge.

Printed Name <i>Curtis Renshaw Rosemary Renshaw</i>	
Signature <i>Curtis Renshaw Rosemary Renshaw</i>	Date <i>12/30/19</i>
Name and title, if signer is other than the owner	E-mail Address <i>renshawcr@gmail.com</i>
Daytime Phone Number <i>517-896-7942</i>	