



AGENDA
Committee on Public Safety
Thursday, November 21, 2019 @ 3:30 p.m.
City Council Conference Room, 10th Floor

Council Member Wood, Chair
Council Member Spitzley, Vice Chair
Council Member Hussain, Member

1. Call to Order

2. Roll Call

3. Minutes

- November 18, 2019

4. Public Comment on Agenda Items

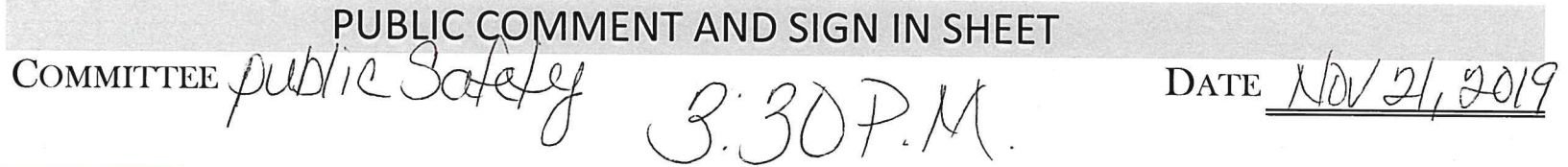
5. Discussion:

- A.) RESOLUTION – Make Safe or Demolish; 818 Nipp Avenue
- B.) RESOLUTION – Make Safe or Demolish; 819 Cleveland
- C.) RESOLUTION – Make Safe or Demolish; 3309 Viking
- D.) DISCUSSION - Ordinance on Relocation Assistance from Landlords and Fines City Staff Man-Hours on Continual Offenders/Landlords of Rental Properties- last discussion 10/3/2019
- E.) DISCUSSION – Ordinance on Social Clubs
- F.) PLACE ON FILE – Communication from D. Wengelkowski
RE: Collection Bins

6. Other

- Status on Property Inquires:
 - 3801 Walton
 - Autumn Ridge Apartments

7. Adjourn

[illegible]

DRAFT



MINUTES **Committee on Public Safety** **Monday, November 18, 2019 @ 5:00 p.m.** **City Council Conference Room, 10th Floor**

CALL TO ORDER

The meeting was called to order at 5:01 p.m.

ROLL CALL

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Greg Venker, Assistant City Attorney

Public Comment

No public comment.

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 7, 2019 AS PRESENTED. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION – Introduction/Setting Public Hearing; Ordinance Amendments to Chapter 404, Section 404.13 Parking

The Committee reviewed the Draft 5 Red Line version, dated 11/14/2019. Council Member Wood explained that due to the topic and potential locations in the Ordinance, it appeared it was logical to add a Section 404.13. Council Member Wood pointed out topics that the Committee discussed in length at earlier meetings including the removal of the word “zone”, permit structure found on page 5 to include “hang tag”, 1 annual permit per residential address any given time, the understanding that this parking ordinance will not supersede any current traffic control orders, and the temporary permits will allow for 4 per year to a resident sponsor. Council Member Spitzley noted her concerns with the temporary language and the congestion it will cause. Her communications with the Administration she noted brought forth discussions on not limiting temporary permits in any way. Council Member Hussain pointed out that the new language does not limit to having 2+ temporary permits at a time, which could lead to 12 at a time for one property. Mr. Venker confirmed that if the residents got them all at once, there could be 12. Council Member Spitzley noted her concern again with the language for temporary permits and them not being attached per address, but 4 per resident sponsor.

DRAFT

Council Member Wood referred the Committee to page 2 under Application which speaks to the guidelines to apply and what residential address.

It was noted the action at this meeting was to set the hearing and the Committee can continue discussion on the ordinance at the hearing and when it is referred back to the Committee on December 5, 2019 for action.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR DECEMBER 2, 2019 FOR AMENDMENTS TO CHAPTER 404, SECTION 404.13. MOTION CARRIED 3-0.

ADJOURN

Adjourned at 5:13 p.m.

Ssubmitted by Sherrie Boak,

Recording Secretary

Lansing City Council

Approved as presented: _____

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	818 NIPP AVENUE
PARCEL NUMBER:	33-01-01-20-128-091

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2019-011

LISTED TAXPAYER:	REDMOND, DAMEN
INTERESTED PARTIES:	
SEV INFORMATION:	\$42,400.00
LAND VALUE:	\$11,360.00
BUILDING VALUE:	\$73,344.00
LOT SIZE:	40' X '125

HOUSING CODE VIOLATION LTR:	1/2/2019
ORIGINAL RED TAG DATE:	1/2/2019
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	6,350.00 (GARAGE ONLY)
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:

LOT 44 & COM NE COR LOT 43, TH S 15
FT, W 85 FT, NW'LY TO PT 7 FT E OF NW
COR LOT 43, E 93 FT TO BEG; TAYLORS
RIVER VIEW SUB NO 1

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	7/25/2019
ORDER:	MAKE SAFE OR DEMOLISH 60 DAYS
REASON/CONDITIONS:	UNSAFE/GARAGE ONLY
HEARING OFFICER:	JOSEPH VITALE

CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

818 NIPP AVENUE

- Original Red Tag Date

- 01/02/2019 (GARAGE ONLY)

- Submitted Into Make Safe Or Demolish Process

- 7/02/2019

- Property Vacant/Repairs Exceed Building SEV

- Garage vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- DAMEN REDMOND

818 NIPP AVENUE

Property Value Information

- SEV

- \$42,400.00 (*as of 10/04/2019*)

- Structure

- \$73,344.00 (*as of 10/04/2019*)

- \$12,020.00 (*GARAGE as of 10/04/2019*)

- Land

- \$11,360.00 (*as of 10/04/2019*)

- Estimate of Repairs

- \$9,072.00

818 NIPP AVENUE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 01/02/2019

- Code Compliance Letter Written

- 01/02/2019

- Code Compliance Due Date

- 02/02/2019

818 NIPP AVENUE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 7/25/2019

- Order by Demolition Board

- MS or D by 09/25/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

818 NIPP AVENUE.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

818 NIPP AVENUE.

General Comments

- None of the required permits have been pulled as of 10/04/2019.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

CODE ENFORCEMENT SECTION
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
INTER-OFFICE MEMO

To: Scott Sanford, Lead Housing Inspector
From: Gregg Scrimger, Code Compliance Officer
Date: 02 July 2019
Subject: Request for demolition of 818 Nipp Ave – Garage Only!

STATEMENT OF FINDINGS:

A Safety Inspection of the garage was conducted on January 02, 2019 by Code Enforcement Officer Gregg Scrimger. This inspection revealed violations which constituted threats to the health, life & safety of any persons using this accessory structure. This garage has been vacant & placarded condemned/unsafe since the safety inspection.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to remodel per square foot):

Total Cost to Rebuild the Garage	\$9,072.
Total Cost to Rebuild the Garage (Reusing the Foundation).....	\$6,350.

SMS

The assessed/depreciated cost of this accessory structure \$5,361.























BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 818 NIPP, Parcel # 33-01-01-20-128-091 legally described as: LOT 44 & COM NE COR LOT 43, TH S 15 FT, W 85 FT, NW'LY TO PT 7 FT E OF NW COR LOT 43, E 93 FT TO BEG; TAYLORS RIVER VIEW SUB NO 1 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on ; and

WHEREAS, a hearing was held by the Hearing Officers on 7/25/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 9/25/2019 ; and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Premises Code require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public hearing on November 18, 2019, to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred; and

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution, .

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	819 CLEVELAND STREET
PARCEL NUMBER:	33-01-01-10-377-231

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2019-D009

LISTED TAXPAYER:	AL-SHANKOOL, MARVIN G
INTERESTED PARTIES:	
SEV INFORMATION:	\$24,500.00
LAND VALUE:	\$7,701.00
BUILDING VALUE:	\$41,277.00
LOT SIZE:	33 X 135.84

HOUSING CODE VIOLATION LTR:	8/30/2016
ORIGINAL RED TAG DATE:	8/30/2016 FIRE 11/29/2017
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$71,400.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 8 BLOCK 4 F C TAYLORS REPLAT OF DELLS SUB REC L 5 P 13
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	
ORDER:	
REASON/CONDITIONS:	
HEARING OFFICER:	

CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED 2017
ELECTRICAL:	EXPIRED 2017
MECHANICAL:	EXPIRED 2017
PLUMBING:	CLOSED 2017
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/3/2019
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

819 CLEVELAND STREET

● Original Red Tag Date

- 08/30/2016
- Fire Damaged 11/29/2017

● Submitted Into Make Safe Or Demolish Process

- 5/03/2019

● Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
- Repairs exceed building SEV

● Title Information

- Marvin G. Al-Shankool

819 CLEVELAND STREET

Property Value Information

- SEV

- \$24,500.00 (*as of 10/04/2019*)

- Structure

- \$41,27.00 (*as of 10/04/2019*)

- Land

- \$7,701.00 (*as of 10/04/2019*)

- Estimate of Repairs

- \$71,400.00

819 CLEVELAND STREET.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 8/30/2016

● 11/29/2017

● Code Compliance Letter Written

● 8/30/2017

● 11/29/2017

● Code Compliance Due Date

● 9/30/2016 AND 12/29/2017

819 CLEVELAND STREET.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 06/27/2019

- Order by Demolition Board

- MS or D by 07/27/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

819 CLEVELAND STREET.

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

819 CLEVELAND STREET.

General Comments

- None of the required permits have been pulled as of 10/04/19.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

CODE ENFORCEMENT SECTION
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
INTER-OFFICE MEMO

To: Scott Sanford, Lead Housing Inspector
From: Zachary Driver, Code Compliance Officer
Date: 3 May 2019
Subject: Request for demolition of 819 Cleveland St.

STATEMENT OF FINDINGS:

This property has been condemned since a Safety Inspection conducted on August 30th, 2016. A structure fire also occurred on November 17th, 2017. This dwelling is unfit for occupancy due to the inspection revealing violations which constituted threats to the health, life & safety of any persons living in the structure. This dwelling has been vacant & placarded with a condemned/unsafe tag since the 2016 safety inspection.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to remodel per square foot):

Building, Mechanical, Plumbing, Electrical.....\$71,400

5-6-19
SM

The assessed value of the buildings is \$24,300









BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 819 Cleveland Street, Parcel # 33-01-01-10-377-231 legally described as: LOT 8 BLOCK 4 F C TAYLORS REPLAT OF DELLS SUB REC L 5 P 13 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 8/30/2016 THEN BECAME FIRE DAMAGED 11/29/2017; and

WHEREAS, a hearing was held by the Hearing Officers on 6/27/2019, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JULY 27, 2019; and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Premises Code require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a show cause hearing on, to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred; and

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within ____30____ days from the date of this resolution, .

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	3309 VIKING ROAD
PARCEL NUMBER:	33-01-01-30-478-011

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2019-012

LISTED TAXPAYER:	IRA SERVICES TRUST CO CFBO
INTERESTED PARTIES:	
SEV INFORMATION:	\$41,500.00
LAND VALUE:	\$23,124.00
BUILDING VALUE:	\$59,811.00
LOT SIZE:	140.00 X 186.50

HOUSING CODE VIOLATION LTR:	12/28/2018
ORIGINAL RED TAG DATE:	12/28/2018
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$107,000.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOTS 441 & 442 PLEASANT GROVE SUB NO 1
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	JULY 25,2019
ORDER:	60 DAYS MAKE SAFE OR DEMOLISH
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOESEPH VITALE

CURRENT PERMIT ACTIVITY

BUILDING:	Required, not yet pulled
ELECTRICAL:	Required, not yet pulled
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/3/2019
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

3309 VIKING ROAD

- Original Red Tag Date

- 12/28/2018

- Submitted Into Make Safe Or Demolish Process

- 06/28/2019

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- IRA Services Trust Co CFBO c/o Elizabeth Ramsey

3309 VIKING ROAD

Property Value Information

- SEV

- \$41,500.00 (*as of 10/04/2019*)

- Structure

- \$59,811 (*as of 10/04/2019*)

- Land

- \$23,124.00 (*as of 10/04/2019*)

- Estimate of Repairs

- \$107,000.00

3309 VIKING ROAD.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 12/28/2018

- Code Compliance Letter Written

- 12/28/2018

- Code Compliance Due Date

- 01/27/2019

3309 VIKING ROAD.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 07/25/2019

- Order by Demolition Board

- MS or D by 09/25/2019

- Request Sent To City Council for Show Cause Hearing

- 10/04/2019

3309 VIKING ROAD .

City Council Actions

- Show Cause Hearing Held

- 00/00/00

- Public Safety Committee Meeting

- 00/00/00

- Resolution passed by City Council

- Extension Requested By Owner

3309 VIKING ROAD.

General Comments

- None of the required permits have been pulled as of 10/04/19.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

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 - 60 days for regular demolitions
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- Return case to table – Stays at PS Committee level for future review.

CODE ENFORCEMENT SECTION
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
INTER-OFFICE MEMO

To: Scott Sanford, Lead Housing Inspector
From: Gregg Scrimger, Code Compliance Officer
Date: 28 June 2019
Subject: Request for demolition of 3309 Viking Road

STATEMENT OF FINDINGS:

A Safety Inspection was conducted on December 28, 2018 by Code Enforcement Officer David Klein. This dwelling is unit is unfit for occupancy due to the inspection revealing violations which constituted threats to the health, life & safety of any persons living in the structure. This dwelling has been vacant & placarded condemned/unsafe since the safety inspection.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to remodel per square foot):

Building, Mechanical, Plumbing, Electrical.....\$107,000

SMS

The assessed value of the buildings is \$41,200

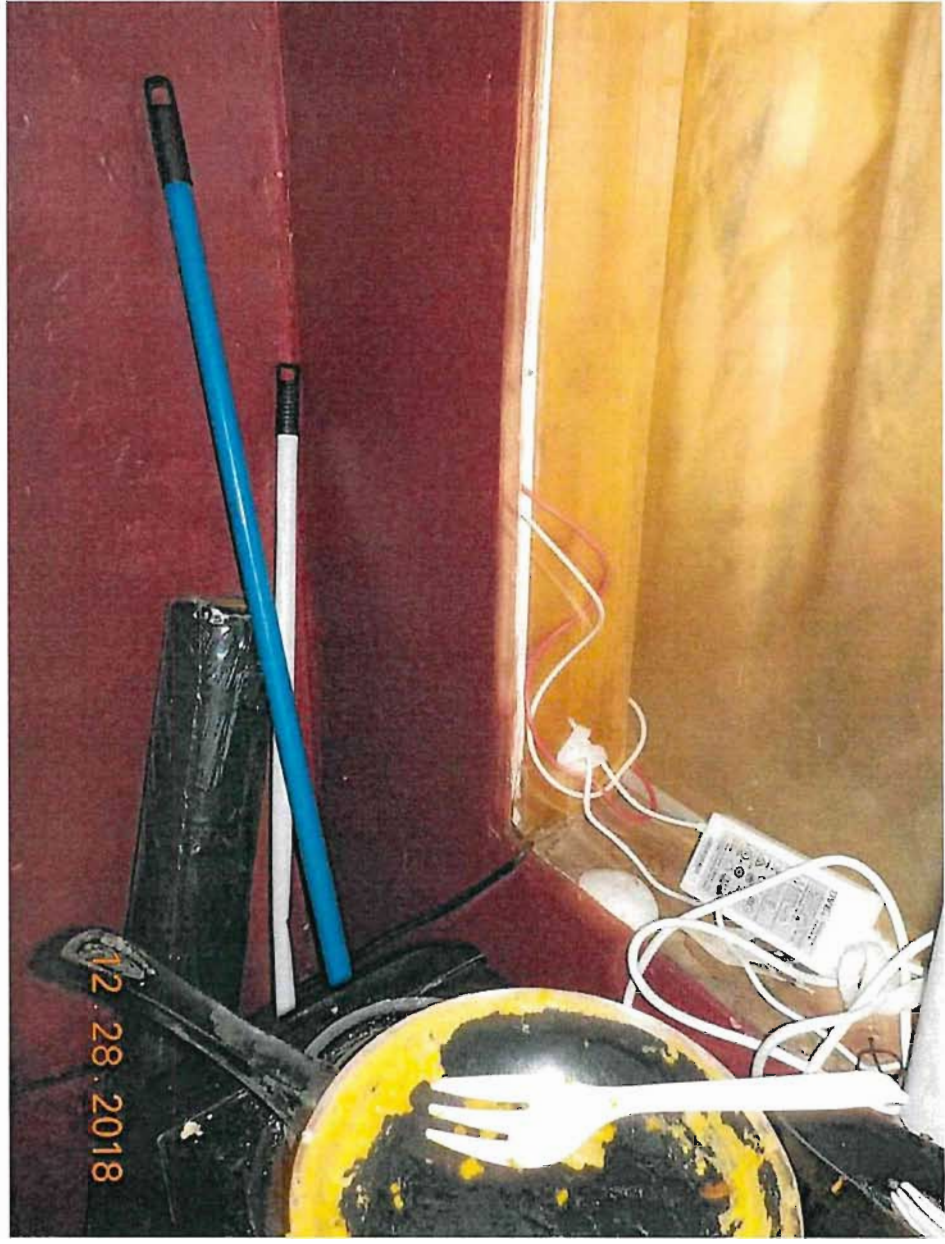




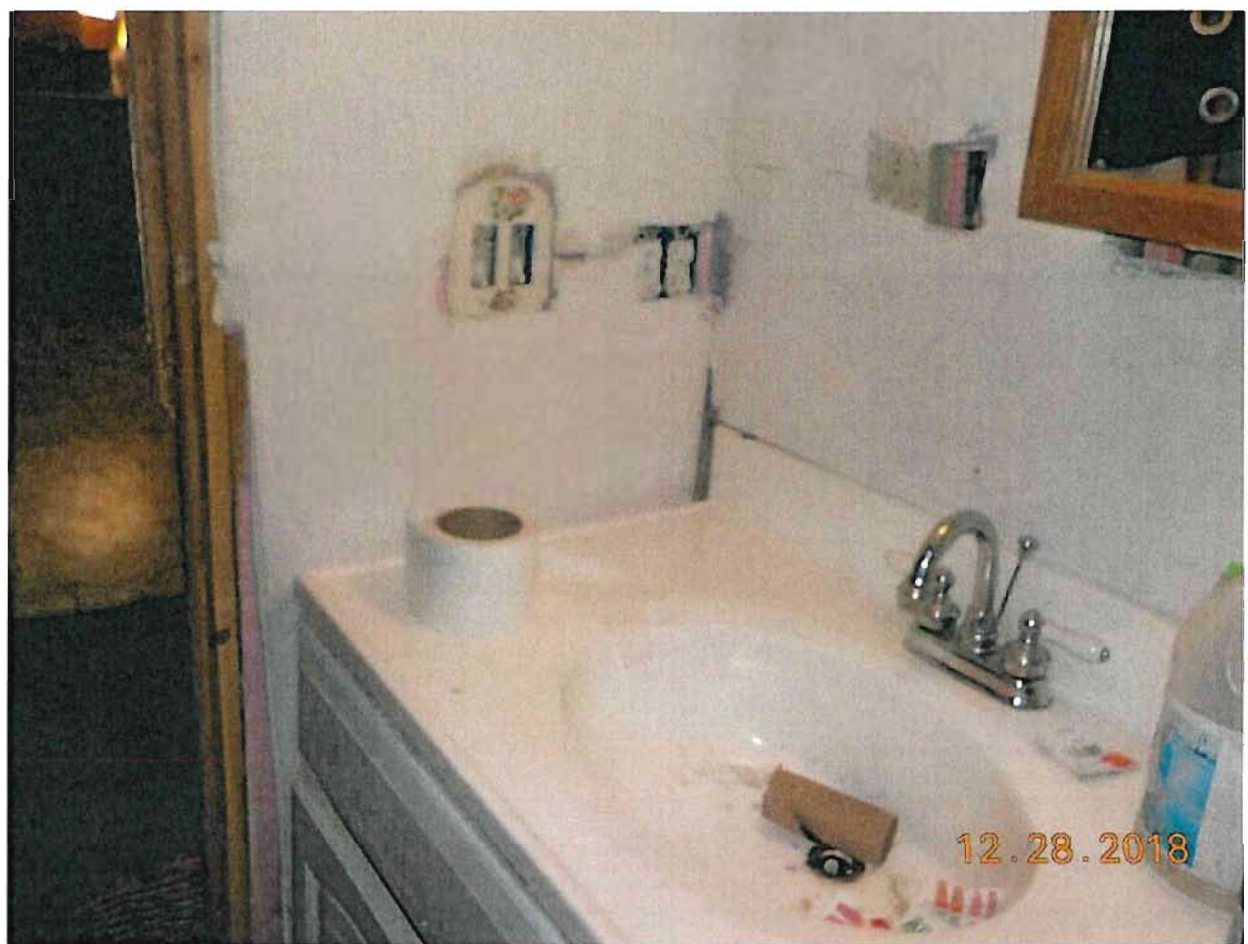




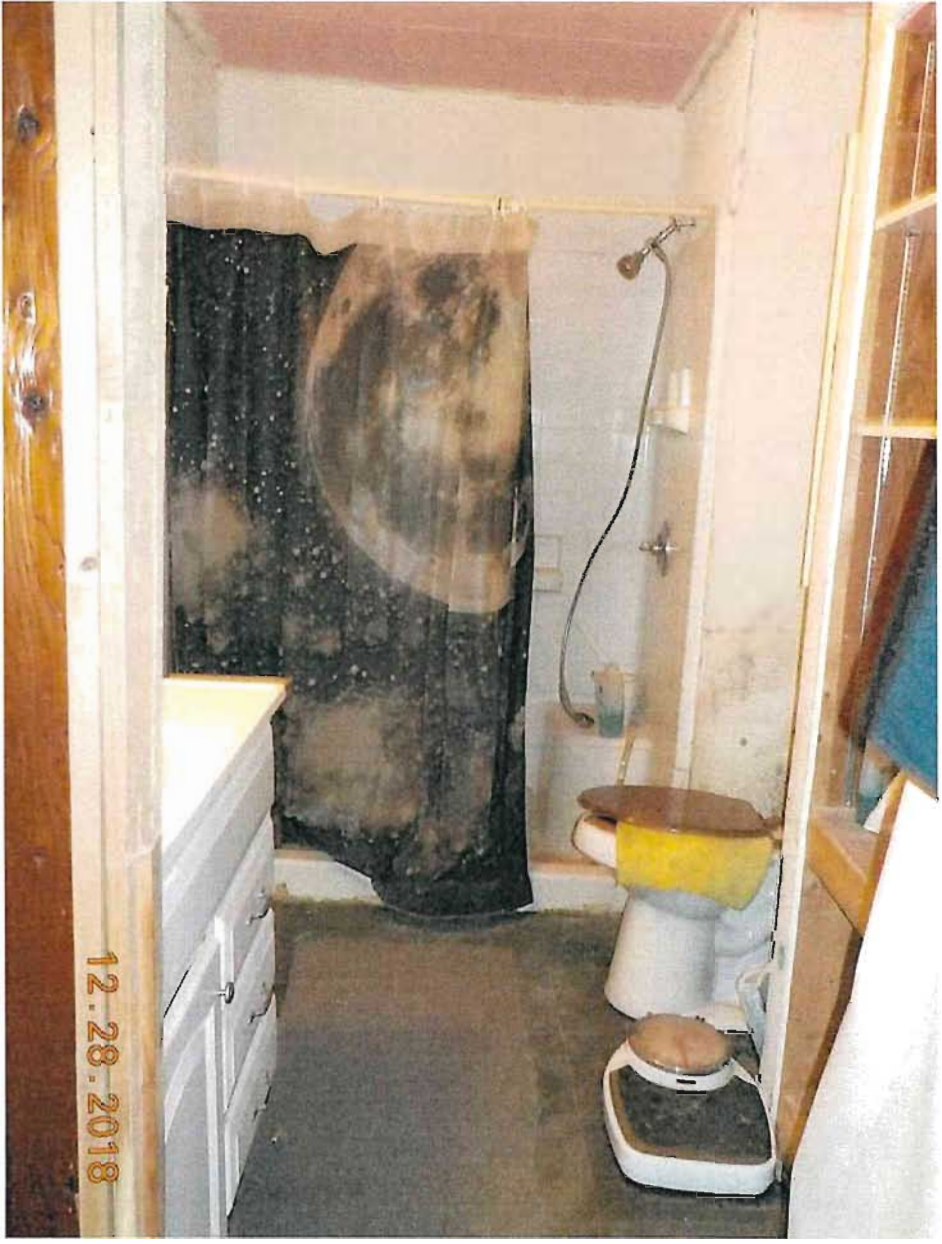






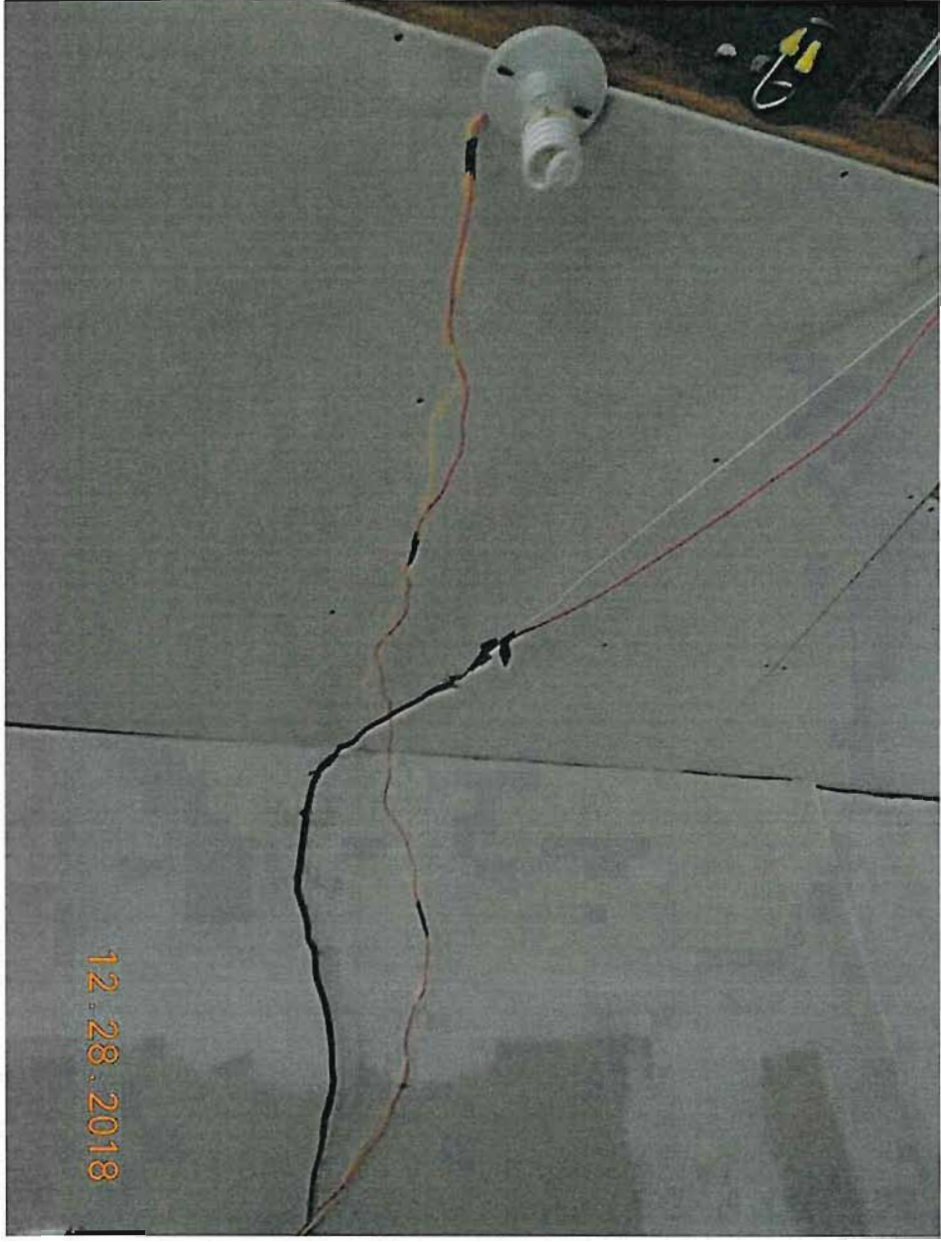
















BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 3309 VIKING ROAD , Parcel # 33-01-01-30-478-011 legally described as: LOTS 441 & 442 PLEASANT GROVE SUB NO 1 is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 12/28/2019; and

WHEREAS, a hearing was held by the Hearing Officers on 7/25/2019 , at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 9/25/2019 ; and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Premises Code require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public hearing on November 18, 2019, to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred; and

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution, .

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

ORDINANCE NO. 2019-02

An ordinance amending Chapter 14 of the City of Jackson, Michigan Code of Ordinances, to provide safe replacement housing for tenants displaced from their homes as a result of the dwelling being declared unfit for human habitation by the Chief Building Official pursuant to Section 14-47 of the Code.

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose.

The City Council adopts this Ordinance to create a provision establishing property owner obligations with respect to tenants displaced from dwellings that have been vacated by Chief Building Official due to violations of Chapter 14 of the Jackson Code of Ordinances.

Section 2. That Chapter 14 be amended to add an article providing for relocation assistance for displaced tenants as follows:

Article VII – RELOCATION ASSISTANCE FOR DISPLACED TENANTS

Sec. 14-500 – Title.

This article shall be known as the “Relocation Assistance for Displaced Tenants Ordinance.”

Sec. 14-501 – Findings and Purpose.

The city council finds that tenants who are required to vacate structures rented for residential purposes due to a Notice to Vacate issued pursuant to Chapter 14, Article II, Division 2, often encounter difficulty in finding suitable or affordable, temporary or replacement housing due to the short notice necessitated by the Notice to Vacate. Such difficulties create a financial hardship for said tenants and may result in homelessness. The city council also finds that those property owners who do not properly maintain non-owner occupied residential properties and who allow said dwellings to become unsafe or hazardous should bear responsibility for the hardships their actions create for their tenants. Additionally, the city will often spend time and resources assisting tenants displaced by a Notice to Vacate. These costs and expenses are not reimbursed by the property owner. Therefore, the city council finds and declares it necessary to enact this chapter to protect the public health, safety and welfare and to permit the city to seek reimbursement for the costs and expenses incurred. Nothing herein shall limit or preclude other remedies available to tenants under Michigan law.

Sec. 14-502 – Definitions.

Unless the context indicates otherwise, the following words used in this article shall have these meanings:

Landlord means an owner, lessor or sublessor or any other person entitled to receive rent for the use and occupancy of any rental unit, or the agent, representative, predecessor or successor of any of the foregoing.

Lease means an agreement, whether oral or written, or implied, between a landlord and a tenant for use or occupancy of a rental unit and for housing services.

Property means all rental units on a parcel or lot or contiguous parcels or contiguous lots under common ownership.

Relocation assistance means a relocation payment and the right of first refusal to reoccupy a residential structure.

Relocation payment means:

- (1) The payment of one month's fair market value rent for a unit of comparable size, as established by the most current Federal Department of Housing and Urban Development schedule of fair market rents, or one month of the tenant's actual rent at the time of relocation, or total rent due for one month to the landlord under Section 8 of the Housing Act of 1937, whichever is greater, for a maximum of three months' rent payments, paid in monthly installments as is necessary, or other arrangements of equal benefit which are agreeable to the tenant as evidenced by a written agreement between the tenant and the property owner. Such agreement shall at a minimum contain each of the following components:
 - (a) The names of the current occupants of the rental unit being vacated, and an indication of who is considered the head of the household therein;
 - (b) The address and the number of the unit from which the tenant is being displaced;
 - (c) A statement indicating the amount of relocation payment to which the tenant is entitled, according to the most current Federal Department of Housing and Urban Development schedule of fair market rent for the size of the subject unit;
 - (d) A statement that the tenant has waived the right to such relocation payment, and describing what, if any, alternative arrangements of equal benefit the landlord has agreed to provide the tenant, which is acceptable to the tenant in lieu of relocation payment; and
 - (e) The address, if known, of the location to which the tenant plans to move.
- (2) A relocation payment shall be a separate requirement and obligation in addition to the refund of any security deposit pursuant to Michigan law.
- (3) The relocation payment must include the actual costs associated with the tenant's moving expenses, in an amount not to exceed \$1,000.00.
- (4) A relocation payment shall also include an additional amount consisting of any administrative costs incurred by the city including but not limited to, the hourly rate of any city employees that took any action in connection with assisting a tenant under this article, any inspection fees incurred pursuant to Sec. 14-43 for the property plus the costs incurred by the city related to the issuance of the notice to vacate of the rental unit.

Rental unit means any building, structure or part thereof, and land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes together with

all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the tenant.

Right of first refusal means the right of a tenant to reoccupy a residential structure on the site formerly occupied by said tenant, once the residential structure is repaired and becomes habitable, or once housing is redeveloped on the site.

Tenant means a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a lease to the use or occupancy of any rental unit.

Sec. 14-503 – Relocation Assistance Requirements.

- (1) **Relocation Payment Due.** A landlord of a rental unit rented pursuant to a lease shall provide to the tenant a relocation payment as defined in Sec. 14-502 as follows unless one of the exceptions described in Sec. 15-504 applies: within one week of the notice to vacate or prior to the time the tenant vacates the unit, whichever occurs first, for any order requiring a tenant to vacate any rental unit due to unsafe or hazardous living conditions or due to illegal use of the structure as a residence.
- (2) **Proof of Compliance.** In order to provide proof of compliance by the landlord with the relocation payment requirements of this code, the landlord shall make the payment to the city, at the Department of Neighborhood and Economic Operations; or a copy of the written agreement executed by the landlord and the tenant providing for and describing alternative arrangements shall be provided to the Chief Building Official and the director of the Department of Neighborhood and Economic Operations within five days of the date that the unit is vacated by the tenant. The landlord may make the rental payment directly to the owner of the alternative rental unit but must provide proof of such payment to the director of the Department of Neighborhood and Economic Operations.
- (3) **Action by the City.** The city will make reasonable efforts to locate suitable alternative rental unit of the same or similar type, size, and location as to the vacated rental unit whether or not the landlord has provided the relocation payment, and which is acceptable to the tenant. The alternative rental unit shall be in a condition acceptable to the Chief Building Official and satisfy the minimum room requirements contained in Section R304 of the Michigan Residential Code. Upon the request of the city, the landlord is required to provide the following information: the address of each rental unit being displaced, the number of bedrooms and bathrooms of each unit, the names of the tenant(s) and the other members occupying the rental unit and the amount of the monthly payments due under the lease and the length of the rental term. The city will locate temporary housing and pay the first five days' worth of rental for a suitable alternative rental unit and such payment shall be reimbursed by the landlord within ten days after issuance of an invoice by the city to the landlord. After the first five days after the vacating of the unit, the landlord shall be responsible for locating a suitable alternative rental unit of the same or similar type, size and location as the vacated unit.
- (4) **Right of First Refusal.** Any tenant evicted or required to vacate any rental unit pursuant to the provisions of this chapter shall be given the right of first refusal to reoccupy a rental unit on the site once said property becomes habitable, or once housing is redeveloped on the site.

- (a) The landlord shall, at the time the tenant vacates, provide written notice advising the tenant of the right of first refusal. Said notice shall include a current address and telephone number which can be used by the tenant to contact the owner.
- (b) It shall be the tenant's responsibility to provide the landlord with contact information consisting of the tenant's current address and/or telephone number to be used for future notification, and to provide updated contact information to the owner upon change of said information.
- (c) Thereafter, when the rental unit, or a redeveloped structure on the property, becomes habitable, the landlord shall give written notice to the tenant advising said tenant that the structure is ready for occupancy. Said written notice shall be made by certified mail, return receipt requested. Proof of compliance under this subsection must be provided by the landlord to the Director of Neighborhood and Economics Operations.
- (d) If the landlord cannot locate a previous tenant after two attempts over a period of two weeks, the landlord shall be deemed to have complied with the right of first refusal provision of this chapter, and the tenant's right of first refusal shall thereafter be forfeited. The landlord must provide notice to the Neighborhood and Economics Operations in the event that it is the landlord's determination that the tenant's right of first refusal has been forfeited.

Sec. 14-504 – Exceptions.

- (1) Any tenant evicted or required to vacate as a result of unsafe or hazardous living conditions or illegal use, who refused to vacate after the provision of the relocation payment is made, or who the Chief Building Official has determined has caused or substantially contributed to the condition(s) giving rise to the abatement or whose guest or invitee has caused or substantially contributed to the condition(s) giving rise to the abatement, shall not be entitled to receive relocation assistance from the landlord.
- (2) Landlords are not required to provide relocation assistance to any tenant evicted or required to vacate a rental unit that becomes unsafe or hazardous as a result of a natural disaster, fire, flood, or civil disturbance.
- (3) The Chief Building Official or his or her designee may make a determination as to whether any of the exceptions provided in subsections (1) or (2) are applicable and the Director of Neighborhood and Economic Operations may waive the landlord's obligations as to the specific tenant only for good cause shown.
- (4) If the landlord has already provided a suitable alternative rental unit of the same or similar type, size, and location as to the vacated rental unit to the tenant, and such replacement unit was accepted by the tenant as evidenced by a written agreement described in this article, and the landlord has agreed to pay the actual costs associated with the tenant's moving expenses, in an amount not to exceed \$1,000.00, the relocation payment shall no longer be required.
- (5) Landlords are not required to provide relocation assistance to any tenant who has been served with an order of eviction requiring the tenant to move from the rental unit.

- (6) Landlords are not required to provide relocation assistance to a tenant if the tenant and the landlord have entered into a consent judgment filed with the Court requiring the tenant to move from the rental unit.

Sec. 14-505 – No Waiver Permitted.

No landlord shall attempt to secure from a tenant any waiver of any provision of this Article. Any agreement, whether written or oral, whereby any provision of this Article is waived, is against public policy and is void. No person shall intentionally secure a waiver of any of the provisions, rights or benefits of this ordinance from a tenant by false pretenses or fraud. A violation of this section shall be punishable against the landlord as a misdemeanor.

Sec. 14-506 – Violation and Penalty.

Any violation of this Article, other than Sec. 14-505, is subject to the remedies and penalties provided in Chapter 2.5 of this Code and an administrative civil penalty of up to \$1,000.00 per day may be assessed for each day during which a landlord fails to provide relocation assistance required by Sec. 14-503 following issuance of a written order or notice of violation by the city, in addition to the hourly rate of any city employees that took any action in connection with the property under this article, plus the city's reasonable attorney's fees and court costs. Nothing herein shall limit the right of a tenant to enforce the obligations provided herein by civil action or by any other legal remedy which may be available to said tenant.

Sec. 14-507 – Severability.

If any provision of this article is determined to be unenforceable by a court, the remainder of this article shall be deemed severable and is to remain in full force and effect.

Section 3. This Ordinance takes effect thirty (30) days from the date of adoption.

ORDINANCE NO. 2019-02

An ordinance amending Chapter 14 of the City of Jackson, Michigan Code of Ordinances, to provide safe replacement housing for tenants displaced from their homes as a result of the dwelling being declared unfit for human habitation by the Chief Building Official pursuant to Section 14-47 of the Code ~~a provision establishing property owner obligations with respect to tenants displaced from dwellings that have been vacated by Chief Building Official, due to violations of Chapter 14 of the Jackson Code of Ordinances.~~

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. Purpose.

The City Council adopts this Ordinance to create a provision establishing property owner obligations with respect to tenants displaced from dwellings that have been vacated by Chief Building Official due to violations of Chapter 14 of the Jackson Code of Ordinances.

Section 2. That Chapter 14 be amended to add an article providing for relocation assistance for displaced tenants as follows:

Article VII – RELOCATION ASSISTANCE FOR DISPLACED TENANTS

Sec. 14-500 – Title.

This article shall be known as the “Relocation Assistance for Displaced Tenants Ordinance.”

Sec. 14-501 – Findings and Purpose.

The city council finds that tenants who are required to vacate structures rented for residential purposes due to a Notice to Vacate issued pursuant to Chapter 14, Article II, Division 2, often encounter difficulty in finding suitable or affordable, temporary or replacement housing due to the short notice necessitated by the Notice to Vacate. Such difficulties create a financial hardship for said tenants and may result in homelessness. The city council also finds that those property owners who do not properly maintain non-owner occupied residential properties and who allow said dwellings to become unsafe or hazardous should bear responsibility for the hardships their actions create for their tenants. Additionally, the city will often spend time and resources assisting tenants displaced by a Notice to Vacate. These costs and expenses are not reimbursed by the property owner. Therefore, the city council finds and declares it necessary to enact this chapter to protect the public health, safety and welfare and to permit the city to seek reimbursement for the costs and expenses incurred. Nothing herein shall limit or preclude other remedies available to tenants under Michigan law.

Sec. 14-502 – Definitions.

Unless the context indicates otherwise, the following words used in this article shall have these meanings:

Landlord means an owner, lessor or sublessor or any other person entitled to receive rent for the use and occupancy of any rental unit, or the agent, representative, predecessor or successor of any of the foregoing.

Lease means an agreement, whether oral or written, or implied, between a landlord and a tenant for use or occupancy of a rental unit and for housing services.

Property means all rental units on a parcel or lot or contiguous parcels or contiguous lots under common ownership.

Relocation assistance means a relocation payment and the right of first refusal to reoccupy a residential structure.

Relocation payment means:

(1) The payment of one month's fair market value rent for a unit of comparable size, as established by the most current Federal Department of Housing and Urban Development schedule of fair market rents, or one month of the tenant's actual rent at the time of relocation, or total rent due for one month to the landlord under Section 8 of the Housing Act of 1937, whichever is greater, for a maximum of three months' rent payments, paid in monthly installments as is necessary, or other arrangements of equal benefit which are agreeable to the tenant as evidenced by a written agreement between the tenant and the property owner. Such agreement shall at a minimum contain each of the following components:

- (a) The names of the current occupants of the rental unit being vacated, and an indication of who is considered the head of the household therein;
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- (e) The address, if known, of the location to which the tenant plans to move.

(2) A relocation payment shall be a separate requirement and obligation in addition to the refund of any security deposit pursuant to Michigan law.

(3) The relocation payment must include the actual costs associated with the tenant's moving expenses, in an amount not to exceed \$1,000.00.

(4) A relocation payment shall also include an additional amount consisting of any administrative costs incurred by the city including but not limited to, the hourly rate of any city employees that took any action in connection with assisting a tenant under this article, any inspection fees incurred pursuant to Sec. 14-43 for the property plus the costs incurred by the city related to the issuance of the notice to vacate of the rental unit.

Rental unit means any building, structure or part thereof, and land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the tenant.

Right of first refusal means the right of a tenant to reoccupy a residential structure on the site formerly occupied by said tenant, once the residential structure is repaired and becomes habitable, or once housing is redeveloped on the site.

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(1) **Relocation Payment Due.** A landlord of a rental unit rented pursuant to a lease shall provide to the tenant a relocation payment as defined in Sec. 14-502 as follows unless one of the exceptions described in Sec. 15-504 applies: within one week of the notice to vacate or prior to the time the tenant vacates the unit, whichever occurs first, for any order requiring a tenant to vacate any rental unit due to unsafe or hazardous living conditions or due to illegal use of the structure as a residence.

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(3) **Action by the City.** The city will make reasonable efforts to locate suitable alternative rental unit of the same or similar type, size, and location as to the vacated rental unit whether or not the landlord has provided the relocation payment, and which is acceptable to the tenant. The alternative rental unit shall be in a condition acceptable to the Chief Building Official and satisfy the minimum room requirements contained in Section R304 of the Michigan Residential Code. Upon the request of the city, the landlord is required to provide the following information: the address of each rental unit being displaced, the number of bedrooms and bathrooms of each unit, the names of the tenant(s) and the other members occupying the rental unit and the amount of the monthly payments due under the lease and the length of the rental term. The city will locate temporary housing

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- (4) Right of First Refusal. Any tenant evicted or required to vacate any rental unit pursuant to the provisions of this chapter shall be given the right of first refusal to reoccupy a rental unit on the site once said property becomes habitable, or once housing is redeveloped on the site.
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(2) Landlords are not required to provide relocation assistance to any tenant evicted or required to vacate a rental unit that becomes unsafe or hazardous as a result of a natural disaster, fire, flood, or civil disturbance.

(3) The Chief Building Official or his or her designee may make a determination as to whether any of the exceptions provided in subsections (1) or (2) are applicable and the Director of Neighborhood and Economic Operations may waive the landlord's obligations as to the specific tenant only for good cause shown.

(4) If the landlord has already provided a suitable alternative rental unit of the same or similar type, size, and location as to the vacated rental unit to the tenant, and such replacement unit was accepted by the tenant as evidenced by a written agreement described in this article, and the landlord has agreed to pay the actual costs associated with the tenant's moving expenses, in an amount not to exceed \$1,000.00, the relocation payment shall no longer be required.

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Sec. 14-505 – No Waiver Permitted.

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Sec. 14-506 – Violation and Penalty.

Any violation of this Article, other than Sec. 14-505, is subject to the remedies and penalties provided in Chapter 2.5 of this Code and an administrative civil penalty of up to \$1,000.00 per day may be assessed for each day during which a landlord fails to provide relocation assistance required by Sec. 14-503 following issuance of a written order or notice of violation by the city, in addition to the hourly rate of any city employees that took any action in connection with the property under this article, plus the city's reasonable attorney's fees and court costs. Nothing herein shall limit the right of a tenant to enforce the obligations provided herein by civil action or by any other legal remedy which may be available to said tenant.

Sec. 14-507 – Severability.

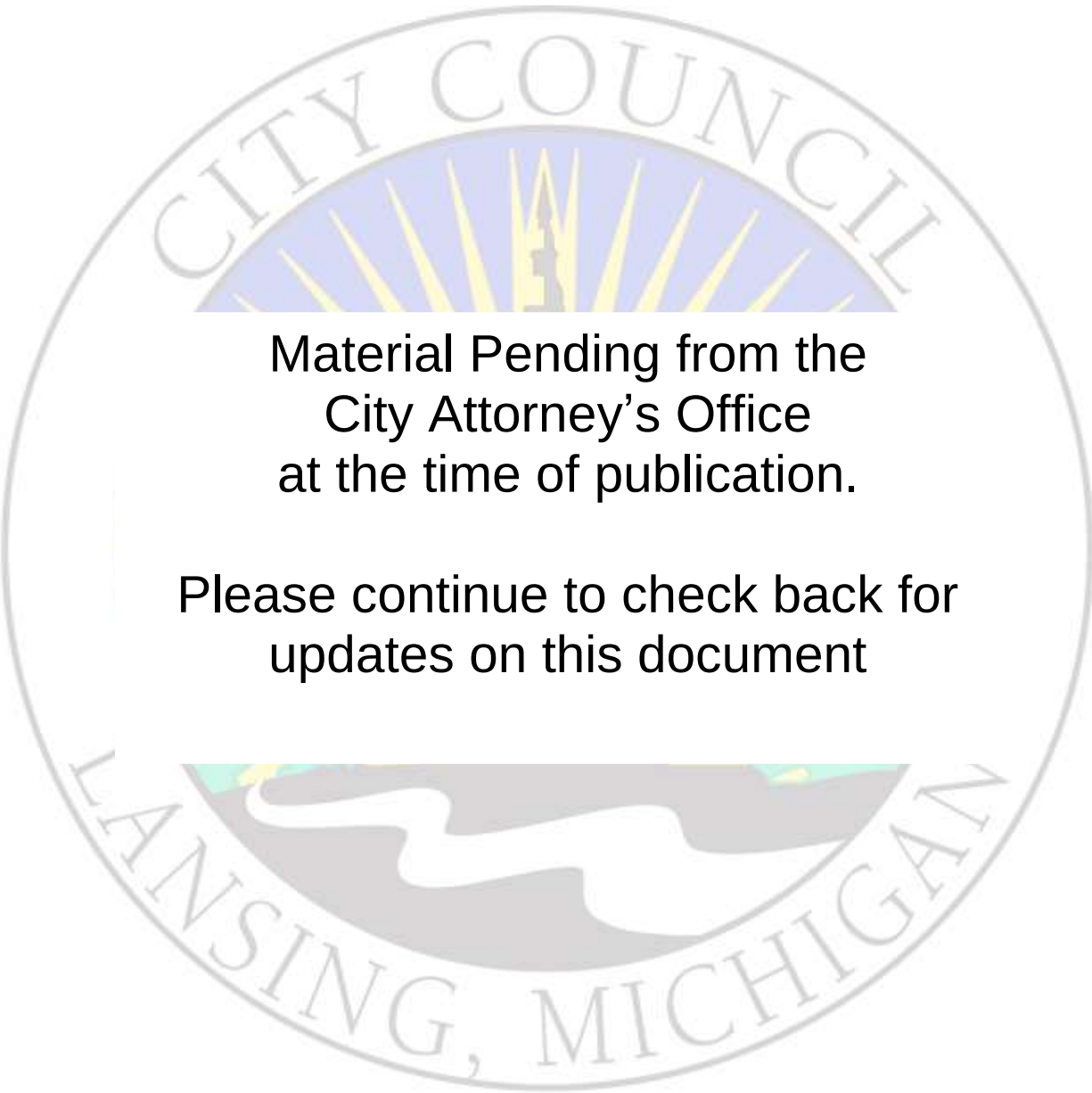
If any provision of this article is determined to be unenforceable by a court, the remainder of this article shall be deemed severable and is to remain in full force and effect.

Section 3. This Ordinance takes effect thirty (30) days from the date of adoption.

Adopted: The foregoing Ordinance 2019-02 was adopted by the Jackson City
Council on January 29, 2019 and a summary was published on February 3,
2019.

Andrea Muray, City Clerk

Derek J. Dobies, Mayor



Material Pending from the
City Attorney's Office
at the time of publication.

Please continue to check back for
updates on this document

November 2, 2019

Mr. Chris Swape
Lansing City Clerk
124 W. Michigan Avenue
Lansing, Michigan 48933

RECEIVED

2019 NOV -6 PM 1:22

LANSING CITY CLERK

Mr. David Menglowski
6335 Timberland Drive
Dimondale, Michigan 48821
(517) 719-2888
dawenger@comcast.net

Mr. Swape,

We have a property on Cedar Street, between Mundy and the I-96 overpass. It is a vacant property and it is posted. An organization placed donation bins without permission. We received notice of possible fines and a \$200 fee, should the City remove the bins. Though I am working toward removing the bins (neither of my calls to the charity were returned and they removed); this seems improper and unfair to Lansing property owners. The property owner is the "victim", not the "perpetrator". The basic problems are:

1. My partner Mr. Stanton is retired and doesn't live in Lansing.
2. The owner didn't give permission and wasn't notified.
3. The notices only gave two days for compliance; as it apparently it took almost a week to have your office, go through the postal system, and arrive at our Jackson office. (I simply think that a longer compliance period should be used).
4. The actual company at fault wasn't contacted?

I suggest that the City Council should adjust the code; in order to penalize the proper entities. We had a similar issue ~~last~~ year with same results.

Thank you,
David Menglowski
Stanton and Associates, Inc.

RESOLUTION #2019-215

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING, MICHIGAN

WHEREAS, pursuant to City Charter, Chapter 3, Section 3-206.1, "The City Council may make investigations into the affairs of the City . . ."; and

WHEREAS, the Public Safety Committee has devoted many hours of time receiving, discussing, and analyzing complaints of public nuisance issues on the record at the property located at 3801 Walton, Lansing Michigan; and

WHEREAS, the Public Safety Committee referred to the City Council that it now declares the property a public nuisance and that the Office of the City Attorney pursue legal action to abate such alleged nuisance activities at 3801 Walton.

NOW, THEREFORE, BE IT RESOLVED, that the City Council declares 3801 Walton a public nuisance and authorizes the City Attorney to commence litigation against the property.



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

March 18, 2019

Bruce Kruger
7721 Williams Rd.
Lansing, MI 48911

RE: 3801 Walton

Dear Mr. Kruger,

The purpose of this letter is to summarize the remedial steps you have agreed to take with respect to 3801 Walton, as committed to at our March 6, 2019 meeting held in the City Attorney conference room. You agreed that the following will occur by March 31, 2019:

- A walk-through of the premises with Councilmember Garza and Chief Building Inspector Steve Swan including an inspection by Mr. Swan
- Provide LPD Officer Jillian Colby a tenant list and update it every six months.
- Continue the eviction process for the two tenants you mentioned during the meeting.
- Install functioning lights on all four corners of the building and arrange for the back light to be repaired.
- Connect three operational surveillance cameras and work with LPD Officer Jillian Colby on placement and to get them registered with SCRAM.
- Arrange for pest control on a monthly basis and ensure access to tenant apartments.
- Continue contact with LPD Officer Jillian Colby.
- Update and file with LPD all No Trespass letters.
- LPD Officer Jillian Colby will arrange for a risk assessment and you will cooperate with her.

Thank you for your cooperation. Please indicate acceptance and agreement below and return in the enclosed self-addressed stamped envelope.

Sincerely,

James D. Smiertka
City Attorney

Accepted and agreed:

Bruce Kruger

RECEIVED APR 04 2019

ATT. JAMES SMIENTHA

#1 WALK Thru STEED SWAN
just cosmetic repairs smoke detectors
smoke Detector Done Immediately

#2 LEADS to Jillian

#3 1 Eviction Done
1 Done April 4th

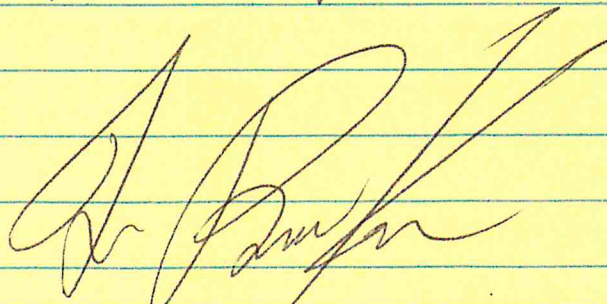
#4 5 CAMERAS Installed
From total surveillance

#5 ORKIN still goes every month
+ told all tenants to let them in.

#6 updated all no trespass with LPD

#7 called Haeefines to KASTA OSBORN
to arrange Risk Assessments But
no call back

THESE HAVE ALL BEEN DONE
But #7





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



Boak, Sherrie

From: Wood, Carol
Sent: Thursday, November 21, 2019 12:34 PM
To: Boak, Sherrie
Subject: FW: 900 Long Blvd. Autumn Ridge

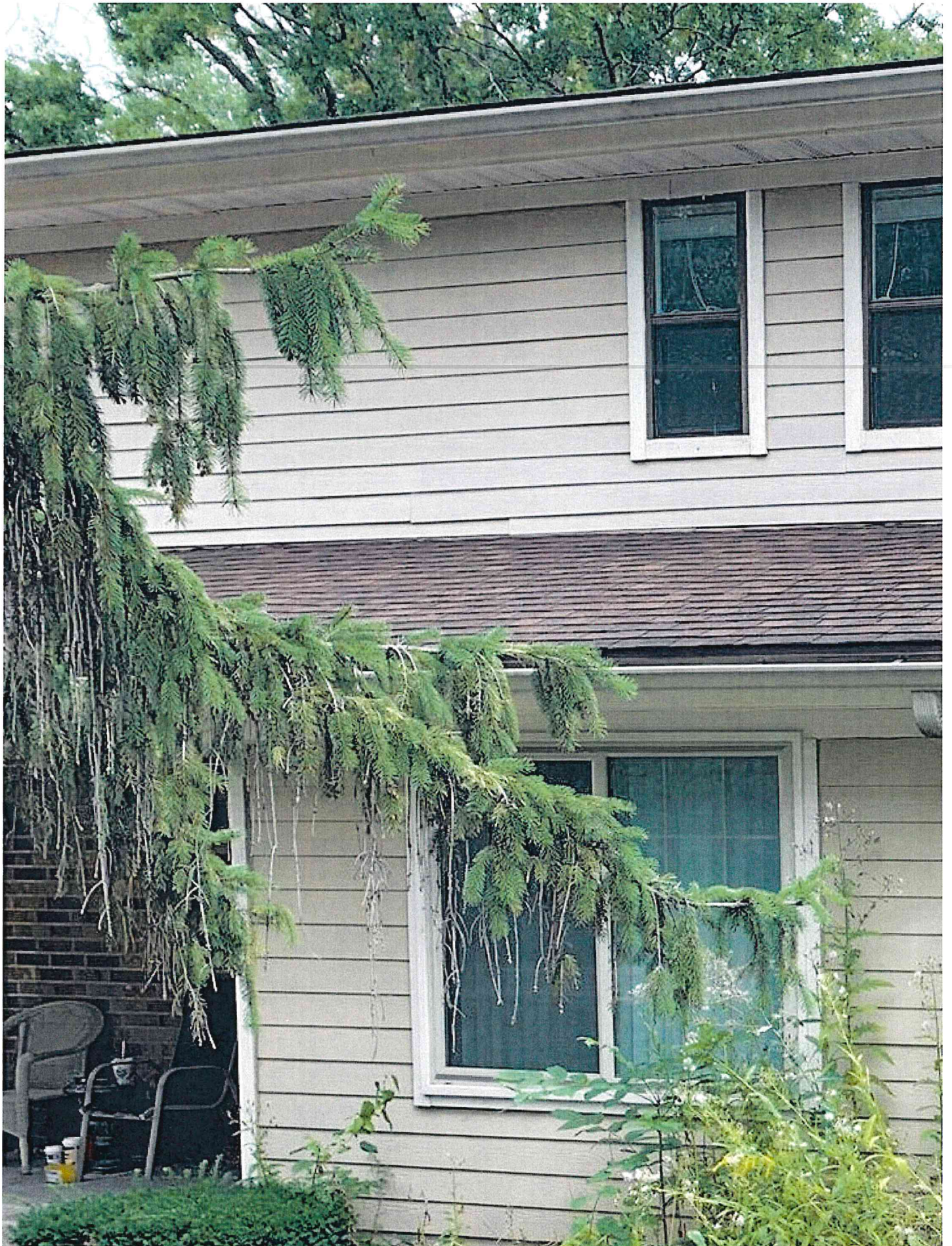
Please print these off for the Public Safety Meeting.
Carol

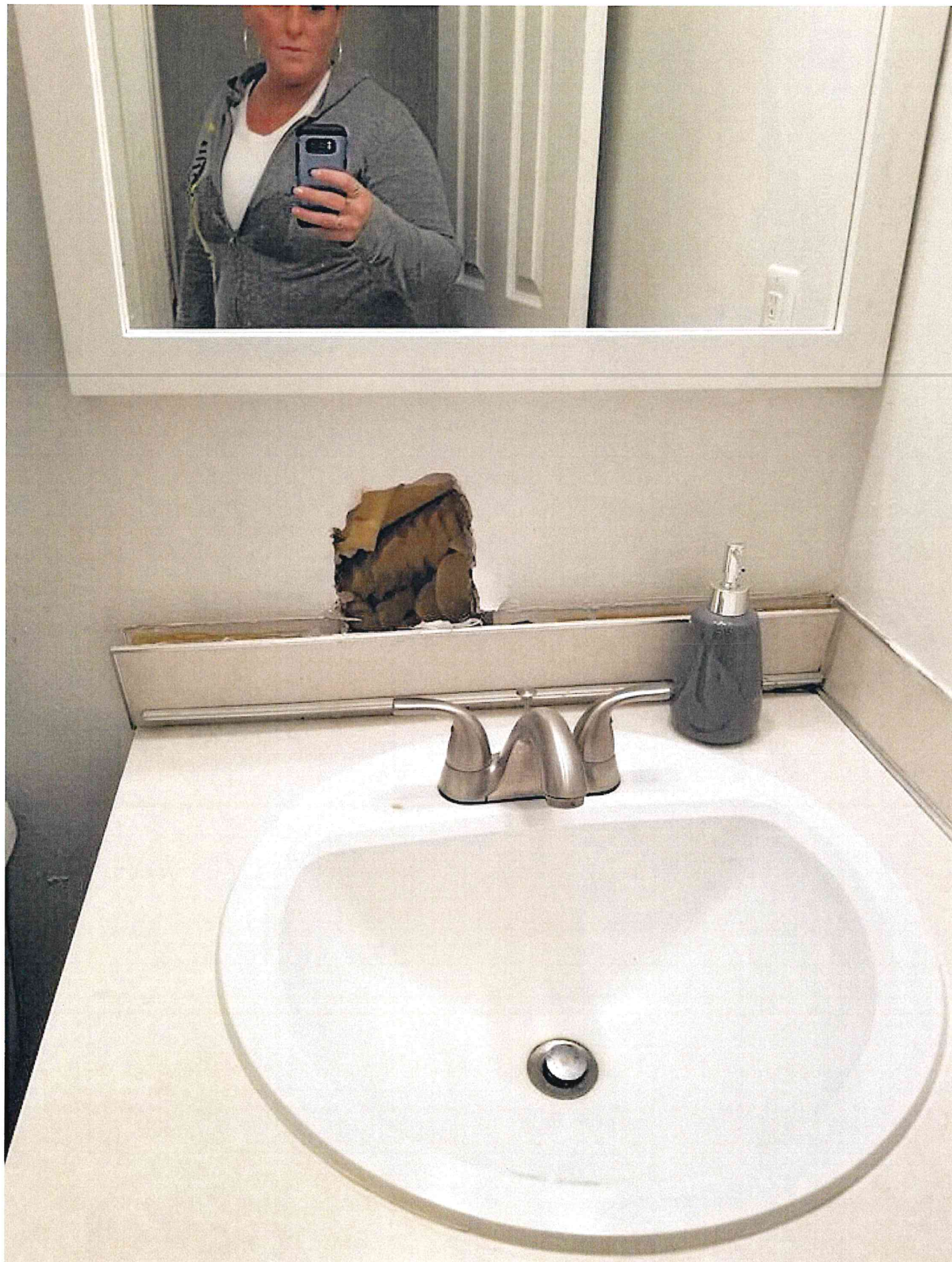
From: Wood, Carol <Carol.Wood@lansingmi.gov>
Sent: Wednesday, September 11, 2019 9:57 AM
To: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>
Subject: Re: 900 Long Blvd. Autumn Ridge

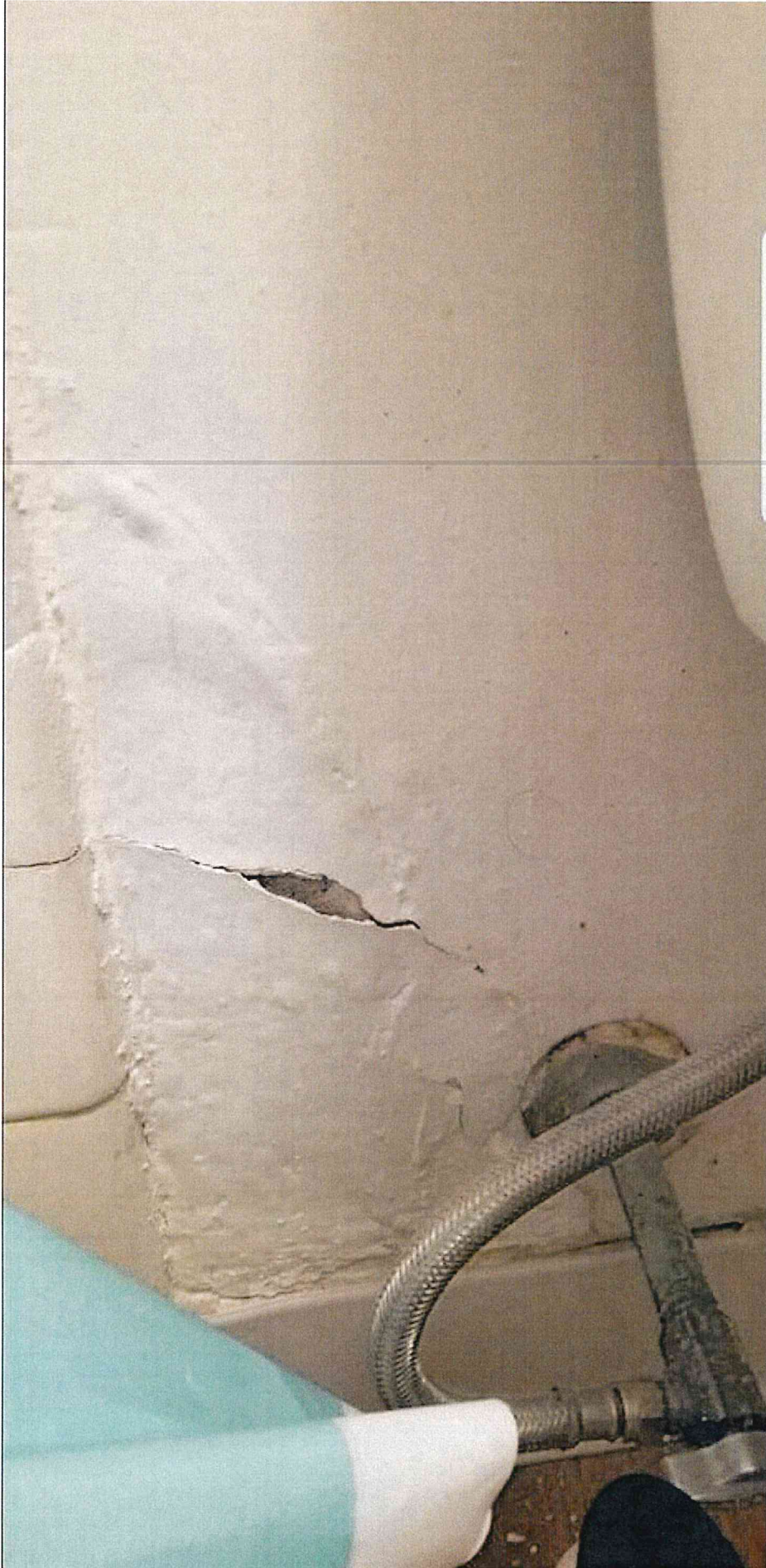
I will send you the pictures I have on this location.

submit@mtg









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Couple goes a month without heat at their apartment



By Rachel Sweet | Posted: Tue 6:36 PM, Nov 19, 2019 | Updated: Tue 7:53 PM, Nov 19, 2019

LANSING, Mich. (WILX) -- A Mid-Michigan couple has been living in their apartment complex without heat for about a month. Now that its getting colder outside, they're fed up with their leasing office.

Jade Fox and Her fiancé Jesse Alcala say their heat has been off since Oct. 16. They have been in contact with the leasing office and they haven't given them a time frame of when their heat will turn back on.

"There is really no excuse for us to go without heat for more than a day or two," says Alcala.

The couple has been living in Autumn Ridge in Lansing for a little over a year now and they say their problems didn't just start with the heat issue.

"I know it took I think two months and three work orders for our dishwasher for somebody to come out and fix it," said Fox.

Alcala says he works in maintenance and knows that even if the company needs to order parts it shouldn't be taking so long.

"We pay for their services we pay for the maintenance they should be able to come and provide maintenance for us."

Fox showed News 10 the amount of times she has called the leasing office and the work order she submitted back in October. She says maintenance told the couple they completed the job back in October but the heat still does not work according to the couple.



"I've been calling them everyday, multiple times a day I think they know my phone number and they just kind of don't answer when I call."

Autumn Ridge gave them space heaters to use while their heat is off but they can't even use both of them at the same time because it will cause their power to shut off.

The couple also says using space heaters are a safety concern to them.

"Space heaters aren't a permanent fix this shouldn't be something that we have to wait a month for using space heaters," said Alcala.

The couple and their dogs have been staying with Fox's mom in Portland because the temperature is just too cold to live in.

"It's great that she's letting us stay with the dogs, but it is kind of frustrating not to be in our own space," said Fox.

"Even when we weren't staying here we ran our faucets just so our pipes didn't freeze cause it was getting below freezing most nights so I don't want to deal with a no heat on top of our pipes bursting when we're not here," Alcala.

The couple tells News 10 they either just want their heat back on or to be let out of their lease early.

When News 10 reached out to Autumn Ridge on the phone last week they told us that they are dealing with multiple units that don't have heat.

When we went to the leasing office today they told me they could not comment on the matter.

The couple says they are looking into taking legal action on this matter.

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water
running
down
wall by
air
breaker

Autumn Ridge - submitted
11-21-19

