

AGENDA

Committee on Public Safety AGENDA FOR MAY 27, 2021 AT 4:00 PM



Access the meeting via: <https://us02web.zoom.us/j/87591920583> ; ID 875 9192 0583; Dial In (301) 715-8592 email
comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at
city.council@lansingmi.gov 483-4177

Council Member Garza, Chairperson
Council Member Wood, Vice Chairperson
Council Member Jackson, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. Minutes 5/13/2021
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 314 Bingham (PEND-2399)
6. **Other**
 - C. UPDATE - Woodbridge Manor
7. **Adjourn**

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under the meeting link.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES
Committee on Public Safety
Thursday, May 13 , 2021 @ 4:00 p.m.

Access the meeting via: <https://us02web.zoom.us/j/82136155042> ; ID: 821 3615 5042; Dial In: 312-626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER via ZOOM

The meeting was called to order at 4:00 p.m.

ROLL CALL-via ZOOM

Council Member Jeremy Garza, Chair remotely from Lansing, Michigan

Council Member Carol Wood, Vice Chair remotely from Lansing, Michigan

Council Member Brian T. Jackson, Member remotely from Lansing, Michigan

OTHERS PRESENT- via ZOOM

Renee Richmond, Council Staff

Lisa Hagen, OCA

Mary Bowen, OCA

Amanda O'Boyle, OCA

Scott Sanford, Code Enforcement

Mallory Charles Willis

Gabriella Willis

Greg Martin, Fire Chief

Mauricio Barrera, Fire Marshall

Christian Nwobu

Minutes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES APRIL 22, 2021 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action Items

RESOLUTION – Appointment: Mallory Willis as an At-Large Member of the Board of Fire Commissioners for a term to expire June 30, 2023 (PEND-2536)

Councilmember Garza stated that Mr. Willis is a retiree from LFD and also with the Michigan Fire Marshal Division and is a state certified inspector and life safety national surveyor and that he is more than qualified and Mauricio Barrera spoke highly of him. Mr. Willis state he also does inspections for nursing homes, hospitals and prisons. Councilmember Wood stated that part of this position as an At-Large representative that she asks anyone that applies how does he intend to communicate with the public to be able to get their feedback and if he could

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give some ideas. Mr. Willis said that is one of the reasons why he put in for this position. Before when he worked for the Fire Department he was out 24/7 in the neighborhoods and doing day-to-day travels and always getting questions. He sees this role as no different and if the Chief wants me out in the public and talking about the Fire Department I will and it's been a good organization for me. Councilmember Wood stated that pre-COVID Councilmembers would have monthly Ward meetings with constituents and she would encourage him to reach out to them and make the rounds and introduce himself and speak to them. Councilmember Jackson stated he had no objections and Mr. Willis seems qualified. Councilmember Garza agreed with Councilmember Wood and once we get back on track he plans to get back to Fire Station 44 and that he meets the second Saturday of every month and I would love to have you there.

MOTION BY COUNCILMEMBER WOOD TO APPROVE RESOLUTION APPOINTMENT; MALLORY WILLIS AS AN AT-LARGE MEMBER OF THE BOARD OF FIRE COMMISSIONERS FOR A TERM TO EXPIRE JUNE 30, 2023. ROLL CALL VOTE, MOTION CARRIED 3-0

RESOLUTION – Orders to Make Safe or Demolish; 314 Bingham (PEND-2399)

Councilmember Garza asked if the Committee had any questions or if the owner was present and he was not at this time. Scott Sanford stated that he has talked to him and he had a rough electrical inspection on 4/24 and a mechanical inspection on 5/13 and an open plumbing permit with no inspection set. Mr. Sanford would like to recommend to the Committee to put a hold on this for 30 days and see what progress is made as there seems to be a sense of urgency now. Councilmember Garza asked Mr. Sanford what is the situation where we've had letters from the neighborhood that this has been a three year process and COVID may have thrown a wrench in it, have you given extensions in similar cases. Mr. Sanford said they have when the owner is showing progress. Ultimately the goal is to make the building habitable, we don't want to tear any home down and it becomes a vacant lot and sits there. It seems there is a sense of urgency now with the owner because it's coming to the end of the process. Councilmember Wood can confirm that I've asked for extensions in the past and I don't know the legal term but believes since the owner is making progress that we give him the extra time and avoid court. Councilmember Garza asked Mr. Sanford if it was over the 50% threshold of fire damage. Mr. Sanford said he thought it was 75% but one it falls below that 50% then we have to go to court to continue the process if we want to take it down. Since the owner is making progress I recommend giving 30 days. He said he could have Lynne Puente call him to let him know that he needs to move quickly because it's been a couple years and he's been sitting on it and the owner actually lives in England. Councilmember Wood indicated that the normal process is that they meet with code compliance put together a timeline, pull all the permits that are needed and then demonstrate they have funding to be able to do this. Her recommendation would be that the hold this over to the next Public Safety meeting and that Scott work with the owner to get the rest of the criteria met. She stated that Scott didn't mention anything about the funding and she would like to see a written timeline as to the progress. She has sat through enough of these to understand you get someone that suddenly decided that they are going to work and the see nothing is going to happen and start slacking off. If we can get something in writing that verifies they are meeting the requirements which are ones we've repeatedly asked for I believe that would be helpful. Mr. Sanford indicated that the gentleman has adequate funding as they brought their financial information to the first meeting when we put it to Demo. It's just the sense of urgency wasn't there. Scott said he would get with the owner and get a written timeline and make sure it's acceptable and present it at the next Committee meeting. Councilmember Garza said that we would table it and not add a 30 day extension and bring

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this back to the next meeting and asked Ms. Richmond to make sure this item is on the Agenda for May 27th.

RESOLUTION – Setting a Show Cause Hearing; Make Safe or Demolish Orders to the owners of property located at 2109 Worden

Councilmember Garza asked Scott Sanford to give an update. Scott said that this went through the Demo process and was ordered by Committee to Make Safe or Demolish by 2/27/2020 and COVID hit and now we are bringing it back. Even after this length of time we have had no action, no permits and no contact with anybody so we recommend Make Safe/Demolish 60 days.

MOTION BY COUNCILMEMBER WOOD TO APPROVE RESOLUTION – SETTING A SHOW CAUSE HEARING; MAKE SAFE OR DEMOLISH ORDERS TO THE OWNERS OF PROPERTY LOCATED AT 2109 WORDEN. ROLL CALL VOTE, MOTION CARRIED 3-0

RESOLUTION – Setting a Show Cause Hearing; Make Safe or Demolish Orders to the owners of property located at 1412 W Ionia Street

Councilmember Garza read the timeline of events and asked Scott Sanford if he had anything to add. Scott indicated this went before the Demo Board on 1/28/2020 and again COVID issues were present and it was given a make safe/demolish order on 3/29/2021. He continued that to date 2/1/2021 pulled mechanical permit for the furnace, air conditioner and water heater but no action or inspections on anything else and no repairs. Scott added they had to go out on 5/10/2021 and board the property because they had squatters, so we asked to MSD 60 days.

MOTION BY COUNCILMEMBER WOOD TO APPROVE RESOLUTION – SETTING A SHOW CAUSE HEARING; MAKE SAFE OR DEMOLISH ORDERS TO THE OWNERS OF PROPERTY LOCATED AT 1412 W. IONIA STREET. ROLL CALL VOTE, MOTION CARRIED 3-0

ORDINANCE – Setting a Public Hearing; Ordinance to Amend Chapter 1610 – Uniform Fire Code and Uniform Fire Code Standards

Councilmember Garza began with reading the letter in the packet from Fire Marshall Mauricio Barrera. Councilmember Jackson asked what some of the main differences of the codes. Fire Marshall Barrera indicated that IFC update the codes every four years and we haven't had an adoption since 2011. In 2018 there's different amendments within the code and areas of fire suppression and fire alarm. Since we've been under 2009 the Fire Department currently under the 2015 Michigan code, this will help us enforce some of the things the Department is unable to do for fire code. It will help us and the building department so we don't interfere with each other. Councilmember Wood pointed out that she was happy to see the section for BWL for the replacement of fire hydrants still in there and thanked him.

MOTION BY COUNCILMEMBER WOOD TO APPROVE ORDINANCE – SETTING A PUBLIC HEARING; ORDINANCE TO AMEND CHAPTER 1610 – UNIFORM FIRE CODE AND UNIFORM FIRE CODE STANDARDS. ROLL CALL VOTE, MOTION CARRIED 3-0

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Public Comment

Councilmember Garza asked for public comment and indicated that Christian Nwobu was now in attendance and asked if he would like to speak. Mr. Nwobu appreciated the time and to give him the opportunity to bring the building to code. He stated they had the mechanical inspection which was approved today (5/13), then we have the plumbing and water for two weeks. It was red-tagged which left them struggling with the water and lights and couldn't work on it. They are now working with the plumbing inspectors and getting that. Once they get that and get the ball rolling they can start drywall and they have garage doors. Councilmember Garza said the Committee appreciates the progress on this and the Committee is going to table this and bring it back on May 27th. He told Mr. Nwobu that he wants him to work with Scott and hopefully more improvements and progress can be done and we don't have to demolish it and to keep up the good work. Councilmember Wood addressed Mr. Nwobu and said she wanted to make sure he understood the things they are asking him to do when he meets with Scott. For him to come up with a timeline on how long this is going to take and they want to see something in writing that gives an idea so that if they do grant an extension they are able to monitor the progress. Councilmember Wood asked Mr. Nwobu to please make sure to have that prepared for the next meeting.

No additional comments or discussion items.

ADJOURN

Adjourned at 4:27 p.m.

Submitted by Renee Richmond

Council Administrative Assistant, Lansing City Council

Approved as presented: _____

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

ADDRESS:	314 BINGHAM STREET
PARCEL NUMBER:	33-01-01-15-332-161

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	2019-D005

LISTED TAXPAYER:	WOELFEL, MANFRED
INTERESTED PARTIES:	WOELFEL, MANFRED
SEV INFORMATION:	\$7,500.00
LAND VALUE:	\$6,772.00
BUILDING VALUE:	\$8,279.00
LOT SIZE:	FRONTAGE 33' 165' DEPTH

HOUSING CODE VIOLATION LTR:	10/2/2017
ORIGINAL RED TAG DATE:	10/2/2017
ZONING:	C RESIDENTIAL
ESTIMATE OF REPAIRS:	\$90,226.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 1/2 LOT 7 BLOCK 14 GREEN OAK ADD
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	1/28/2021
ORDER:	MAKE SAFE OR DEMOLISH 3/01/2021
REASON/CONDITIONS:	FIRE DAMAGED UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	ISSUED NO ACTIVITY
ELECTRICAL:	ISSUED NO ACTIVITY SINCE 11/20/2020
MECHANICAL:	ISSUED NO ACTIVITY
PLUMBING:	ISSUED NO ACTIVITY
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

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

314 BINGHAM STREET

- Original Red Tag Date

- 10/02/2017

- Submitted Into Make Safe Or Demolish Process

- 03/01/2019

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- MANFRED WOELFEL

314 BINGHAM

Property Value Information

- SEV

- \$7,500.00 (as of 3/16/2021)

- Structure

- \$8,279.00 (*as of 3/16/2021*)

- Land

- \$6,772.00 (*as of 2/01/19*)

- Estimate of Repairs

- \$90,226.00

314 BINGHAM STREET.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 10/02/2017

- Code Compliance Letter Written

- 10/02/2017

- Code Compliance Due Date

- 11/02/2017

314 BINGHAM STREET.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 3/28/2019

- 12/03/2020

- 1/28/2021

- Order by Demolition Board

- MS or D by 03/01/2021

- Request Sent To City Council for Show Cause Hearing

- 3/10/2021

314 BINGHAM 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

314 BINGHAM STREET.

General Comments

OWNERS HAS BEEN GIVEN MULTIPLE EXTENSIONS HAS PULLED REQUIRED PERMITS HOWEVER THERE HAS BEEN NO ACTIVITY/INSPECTIONS ON PERMITS. ELECTRICAL PERMIT HAD A SERVICE APPROVAL ON 11/20/2020 TO TURN POWER ON NO OTHER WORK HAS BEEN DONE.

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.

314 BINGHAM









BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing Code Enforcement Division has determined that the building located at 314 Bingham Street, Parcel # 33-01-01-15-332-161, legally described as: North ½ of Lot 7, Block 14, Green Oak Addition is unsafe and dangerous as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan and thus, ordered the building to be red tagged on October 2, 2017 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board held a hearing on January 28, 2021 at which the hearing officers determined that the building at 314 Bingham Street is unsafe and dangerous and ordered the building to be made safe or demolished by March 1, 2021; and

WHEREAS, said hearing officers filed a report of their findings and order with the City Council and requested that it require the building at 314 Bingham Street to be made safe or demolished in accordance with the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances 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 [DATE OF HEARING], to review the findings and the order of the hearing officers; and

WHEREAS, the property owner was notified in writing of the 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 Enforcement Division has determined that compliance with the order of the demolition hearing board officer has not occurred; and

NOW THEREFORE BE IT RESOLVED that the owner of 314 Bingham Street, as legally described above, is hereby directed to comply with the order of the hearing officers to demolish or otherwise make safe the building at 314 Bingham Street within _____ calendar days from the date of this resolution.

BE IT FURTHER RESOLVED that the property owner is hereby notified that this order may be appealed within twenty (20) calendar days pursuant to MCL 125.542;

BE IT FURTHER RESOLVED that should the owner fail to comply with the hearing officers' order to demolish or make safe the building at 314 Bingham Street, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED that whether the building at 314 Bingham Street is demolished by the property owner or the City, the property must be appropriately seeded or sodded and restored to prevent soil erosion.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, 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 owner's 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.



Andy Schor, Mayor

ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

Andy Schor, Mayor

4/12/2021

Certified Number: 7018 1830 0001 9901 6767

Manfred Woelfel c/o Christian Nwobu
1208 Wolf Court
East Lansing, MI 48823

Dear Mr. Nwobu.:

This letter is in reference to the property located at **314 Bingham Street** which is in the demolition process with our office.

The show cause hearing was held for this case with City Council on March 16, 2020. The case has now been scheduled to be reviewed by the **Public Safety Committee** as follows:

HEARING TIME: April 26, 2021 at 4:00 PM

HEARING PLACE: ZOOM MEETING

Meeting ID: 859 4003 6219; **Dial:** (312) 626-6799 and enter in the meeting ID

The Public Safety Committee will review this case in order to determine a time frame for repair or demolition to the above mentioned property. **Please contact the City Council Office at 483-4177 on the day of the meeting to verify that the committee meeting has not been cancelled or re-scheduled.**

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

If you have any questions, please feel free to contact myself at 483-6946 or my Administrative Secretary, Lynne Puente, who handles the demolition schedules, at 483-6078.

Thank you for your cooperation.

Sincerely,

Scott Sanford
Code Enforcement Manager
SS/lmp

From: [jill rassizi](#)
To: [Jackson, Brian](#)
Subject: [EXTERNAL] 314 Bingham.
Date: Tuesday, April 20, 2021 7:58:58 AM

Council member, I live across from this property. It's been more than 30 yrs now, I care about the neighborhood. Before the fire, 314 was a crack house, we went through a lot. After the fire it hasn't been much better. First it was the tear out, it went on and on, noise and prostitutes going behind the house. The last 3 yrs of them working on this house has been hell. It's not professionals doing the work and the work is shoddy at best just observing from the outside. Not one inspection on the place. Most in the neighborhood support the demo, for many reasons. Homeowners should be able to live in peace in their neighborhood. Thank you. Jill Rassizi 321 Bingham.