

AGENDA

Committee on City Operations AGENDA FOR NOVEMBER 17, 2021 AT 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

**Based on the recommendations from the Centers for Disease Control (CDC)
City Council President Spadafore is requesting members of the public, City Staff and Council Members
wear face coverings at meetings of the City Council and their Committees.**

Council Member Dunbar, Chairperson
Council Member Spadafore, Vice Chairperson
Council Member Hussain, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. November 3, 2021
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Claim Appeal; Claim #1869, Gerald D Phillips Revocable Trust for \$5,523.00 in Trash Violation fees at 1917 Osband Avenue.
6. **Other**
7. **Adjourn**

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.



MINUTES
Committee on City Operations
Wednesday, November 3, 2021@ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spadafore called the meeting to order at 3:30 p.m.

PRESENT

Council Member Dunbar, Chair - excused
Council Member Spadafore, Vice-Chair
Council Member Hussain, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Lisa Hagen, OCA
Heather Sumner, OCA
Eric Brewer, Internal Auditor
Kyle Kaminski
Amanda Dernovshek, Attorney for Lorenzo's
Kyle Young - arrived at 3:36

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 25, 2021 AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

Council Member Spadafore moved item C to the first discussion topic.

RESOLUTION – Liquor License; Lorenzo's LLC for a SDM and Class C license, Sunday sales (PM), topless, extended hours, dance, entertainment, and outdoor service permits at 1247 Center Street.

Council Member Spadafore asked who was present for the liquor license. Amanda Dernovshek introduced herself as an attorney with Foster, Swift, Collins & Smith and for the applicant Adam Brewer. Council Member Spadafore asked if this is the old Spiral location and Ms. Dernovshek confirmed adding that this was a liquor and cabaret license request, and all applications were submitted and that it is planned to continue with the same operations as in liquor sales and dancing. Council Member Hussain asked Ms. Hagen if she could find out who's signature was

in for Planning/Zoning as it was difficult to read. Ms. Hagen said she would verify with Brian McGrain but believed it was Susan Stachowiak.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR LIQUOR LICENSE; LORENZO'S LLC FOR A SDM AND CLASS C LICENSE, SUNDAY SALES (PM), TOPLESS, EXTENDED HOURS, DANCE, ENTERTAINMENT, AND OUTDOOR SERVICE PERMITS AT 1247 CENTER STREET. MOTION CARRIED 2-0

RESOLUTION – Appointment; Kris Young as the 4th Ward member of the Board of Public Service for a term to expire June 30, 2024

Council Member Spadafore asked Mr. Young to explain why he wants to serve and a little about himself. Mr. Young stated he has known Council Member Spadafore for a long time working adjacent to and with state government for over two decades and wanted to give back and serve Lansing and thought this would be a great way. Council Member Hussain commented he felt Mr. Young was more than qualified and the Board of Public Service is a good board, they do a lot that may seem small, but the small things matter, and he would enjoy it. Council Member Hussain asked how long Mr. Young has lived in the 4th Ward and he responded since 2015. Council Member Hussain finished by stating he believed Council Member Jackson will begin his constituent meetings again.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR THE APPOINTMENT; KRIS YOUNG AS THE 4TH WARD MEMBER OF THE BOARD OF PUBLIC SERVICE FOR A TERM TO EXPIRE JUNE 30, 2024. MOTION CARRIED 2-0

Adjourn

Adjourned at 3:40 p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Claim #1869

1917 Osband Avenue, Lansing, MI 48910

\$5,598.00

Incident Date (per claim application) –	<u>07-14-2021</u>
Incident Date (per Code Report) –	<u>06-25-2021</u>
Taxes –	<u>Not on Taxes</u>
Filed Claim –	<u>09-01-2021</u>
Claims Review Committee Hearing –	<u>N/A</u>
Claims Review Committee Letter –	<u>N/A</u>
Referred to City Council –	<u>11-02-2021</u>
Referred to Committee on City Operations –	<u>11-08-2021</u>



City of Lansing

OFFICE OF THE CITY ATTORNEY

1969

Claims Review Committee Form

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

NAME: Gerald D. Phillips Revocable Trust DATE: 08/24/2021
 MAILING ADDRESS: 4350 West Willow Highway EMAIL: N/A
 CITY: Lansing STATE: MI ZIP CODE: 48917
 TELEPHONE: Home () (517) 643-4950 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: 1917 Osband Avenue, Lansing, MI 48910 PARCEL NO. 33-01-01-28-103-011
 DATE OF INCIDENT: 07/14/2021 AMOUNT YOU WERE BILLED: \$5,523.00 & \$75.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$5,598.00
 TYPE OF ASSESMENT: 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.

See attached Addendum.

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=>

Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

August 25, 2021

ADDENDUM TO CLAIMS REVIEW COMMITTEE FORM

Re: Gerald D. Phillips Revocable Trust
1917 Osband Ave, Lansing, MI 48910

Dear Claims Review Committee:

I am protesting invoice numbers 00180918 and 00182070.

Invoice No. 00180918

I protest because of the following:

- Someone at the City's office told me the City of Lansing has the property listed as a rental property and it has not been a rental property for a very long time. This should have been removed from the rental property roles a long time ago.
- I don't believe I was sent a first notice and this one says second notice.
- The City of Lansing failed to notify me that it was sending a crew to the property on July 14, 2021 to clean up the yard and only did so because the news station was involved.
- I followed Michigan eviction law and the City of Lansing decided the Court was taking too long and took things into their own hands on July 14, 2021. My attorney kept the City informed about the Court process. On June 15, 2021, my attorney e-mailed Walter Allen that the Complaint had been filed. Ex. 1. On July 2, 2021, my attorney e-mailed Walter Allen that a second eviction hearing was to be held on July 7, 2021. Ex. 2. On July 8, 2021, my attorney e-mailed Walter Allen that a third eviction hearing was to be held on July 14, 2021. Ex. 3. On July 14, 2021, the Court granted me an immediate eviction.
- Under Michigan law, I could not clean up the outside of the house without being liable for wrongful eviction prior to obtaining my Judgment for immediate issuance of a writ.
- Had the City of Lansing allowed the Court to do its job, I could have cleaned up the yard for significantly less than what the City of Lansing is trying to charge me. I got the squatters/Lavoys out of my house as soon as the Court and Michigan law would allow.

Invoice No. 00182070

I protest because of the following:

- Someone at the City's office told me the City of Lansing has the property listed as a rental property and it has not been a rental property for a very long time. This should have been removed from the rental property roles a long time ago.

- The City of Lansing failed to notify me that it was sending a crew to the property on July 14, 2021 to clean up the yard and only did so because the news station was involved.
- I followed Michigan eviction law and the City of Lansing decided the Court was taking too long and took things into their own hands on July 14, 2021. My attorney kept the City informed about the Court process. On June 15, 2021, my attorney e-mailed Walter Allen that the Complaint had been filed. Ex. 1. On July 2, 2021, my attorney e-mailed Walter Allen that a second eviction hearing was to be held on July 7, 2021. Ex. 2. On July 8, 2021, my attorney e-mailed Walter Allen that a third eviction hearing was to be held on July 14, 2021. Ex. 3. On July 14, 2021, the Court granted me an immediate eviction.
- Under Michigan law, I could not clean up the outside of the house without being liable for wrongful eviction prior to obtaining my Judgment for immediate issuance of a writ.
- Had the City of Lansing allowed the Court to do its job, I could have cleaned up the yard for significantly less than what the City of Lansing is trying to charge me. I got the squatters/Lavoy's out of my house as soon as the Court and Michigan law would allow.

Sincerely,


 Gerald D. Phillips
 Trustee of the "Gerald David Phillips
 Revocable Trust," dated January 4, 2006,
 (also known as the Gerald David Phillips
 Revocable Trust dated January 4, 2005)
 (517) 643-4950

Exhibit 1



Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Gerald Phillips

1 message

Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Tue, Jun 15, 2021 at 8:46 AM

To: walter.allen@lansingmi.gov

Cc: Jeff Landon <jlandon@curtiscurtislaw.com>

Good morning Mr. Allen,

As a follow-up to your telephone conversation with Mr. Landon a few weeks back, attached is a copy of the landlord/tenant complaint filed on behalf of Mr. Phillips with respect to the property located at 1917 Osband.

Please let us know if you have any questions.

Heather E. Kimbrell

Curtis, Curtis & Brelinski, P.C.

Celebrating 120 Years Serving Jackson, Lansing and Surrounding Communities

Phone: 517.787.9481 - Fax: 517.787.5622

Office: 120 W. Michigan Ave. | Suite 1500 | Jackson, MI 49201

Mail: P.O. Box 766 | Jackson | MI 49204

Email: hkimbrell@curtiscurtislaw.com

www.curtiscurtislaw.com



Complaint - Filed.pdf
1836K

Exhibit 2



Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Fwd: Gerald Phillips -1917 Osband

1 message

Heather Kimbrell <hkimbrell@curtiscurtislaw.com>
To: Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

From: <jlandon@curtiscurtislaw.com>
Date: Fri, Jul 2, 2021 at 12:29 PM
Subject: Gerald Phillips -1917 Osband
To: <walter.allen@lansingmi.gov>
Cc: Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Mr. Allen:

We are scheduled to appear for a second eviction hearing on 1917 Osband on July 7, 2021 at 9:00 a.m. with Judge Simmons, 54A Dist. Ct., Lansing.

Please let me know if you have any questions.

Jeffrey T. Landon

Curtis, Curtis & Brelinski, P.C.

Celebrating 120 Years Serving Jackson, Lansing, and Surrounding Communities

Phone: 517.787.9481 - Fax: 517.787.5622

Office: 120 W. Michigan Ave. | Suite 1500 | Jackson, MI 49201

Mail: P.O. Box 766 | Jackson | MI 49204

Email: jlandon@curtiscurtislaw.com

www.curtiscurtislaw.com

 **Affidavit of Service.pdf**
13K

Exhibit 3



Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Fwd: Gerald Phillips -1917 Osband

1 message

Heather Kimbrell <hkimbrell@curtiscurtislaw.com>
To: Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

From: <jlandon@curtiscurtislaw.com>
Date: Thu, Jul 8, 2021 at 3:18 PM
Subject: RE: Gerald Phillips -1917 Osband
To: Allen, Walter <Walter.Allen@lansingmi.gov>
Cc: Heather Kimbrell <hkimbrell@curtiscurtislaw.com>

Mr. Allen:

The Lavoys showed up for court and legal services said they had not been able to speak with them even though they attempted to call the Lavoys following the first court date. Despite my objection to another adjournment, the Court adjourned the matter until July 14, 2021 at 2:00 p.m.

Jeffrey T. Landon

Curtis, Curtis & Brelinski, P.C.

Celebrating 120 Years Serving Jackson, Lansing, and Surrounding Communities

Phone: 517.787.9481 - Fax: 517.787.5622

Office: 120 W. Michigan Ave. | Suite 1500 | Jackson, MI 49201

Mail: P.O. Box 766 | Jackson | MI 49204

Email: jlandon@curtiscurtislaw.com

www.curtiscurtislaw.com

From: Allen, Walter <Walter.Allen@lansingmi.gov>
Sent: Friday, July 2, 2021 3:48 PM
To: jlandon@curtiscurtislaw.com
Subject: RE: Gerald Phillips -1917 Osband

Okay, thanks for the information.

From: jlandon@curtiscurtislaw.com <jlandon@curtiscurtislaw.com>
Sent: Friday, July 2, 2021 12:29 PM
To: Allen, Walter <Walter.Allen@lansingmi.gov>

8/24/2021

Curtis, Curtis & Brelinski, P.C. Mail - Fwd: Gerald Phillips -1917 Osband

Cc: 'Heather Kimbrell' <hkimbrell@curtiscurtislaw.com>

Subject: [EXTERNAL] Gerald Phillips -1917 Osband

Mr. Allen:

We are scheduled to appear for a second eviction hearing on 1917 Osband on July 7, 2021 at 9:00 a.m. with Judge Simmons, 54A Dist. Ct., Lansing.

Please let me know if you have any questions.

Jeffrey T. Landon

Curtis, Curtis & Brelinski, P.C.

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Phone: 517.787.9481 - Fax: 517.787.5622

Office: 120 W. Michigan Ave. | Suite 1500 | Jackson, MI 49201

Mail: P.O. Box 766 | Jackson | MI 49204

Email: jlandon@curtiscurtislaw.com

www.curtiscurtislaw.com

CERTIFICATE OF TRUST

Gerald D. Phillips, Trustee of the "Gerald David Phillips Revocable Trust," dated January 4, 2006, (also known as the Gerald David Phillips Revocable Trust dated January 4, 2005), whose address is 4350 West Willow Highway, Lansing, Michigan, 48917, being sworn, states that:

1. I, Gerald D. Phillips, am the Trustee for the Gerald David Phillips Revocable Trust, dated January 4, 2006, (also known as the Gerald David Phillips Revocable Trust dated January 4, 2005).
2. My current address is 4350 West Willow Highway, Lansing, Michigan, 48917.
3. The Trust was validly executed, is currently effective and is revocable by myself, as Grantor.
4. As Trustee, my powers include, but are not limited to, the power to manage Trust real property without restriction, including the Trust property located at 1917 Osband Avenue, Lansing, MI 48910.
5. There are no co-Trustees.
6. The Trust provides me, as Trustee, the authority to sign on behalf of the Trust.
7. The undersigned hereby represents that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust agreement that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot, or sell upon deferred payments Trust property, including real and personal property, that would create liability for any third party relying on this document as authorized for Trustee's authority.
8. The Trust has not been revoked, modified, or amended in any manner that would cause the representations included in this Certificate of Trust to be incorrect. This Certificate of Trust is being signed by all currently acting Trustees of the Trust.

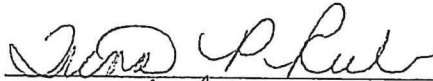
Dated: 8-30-21, 2021

SIGNED:


Gerald D. Phillips, Trustee of the Gerald David Phillips Revocable Trust, dated January 4, 2006 (also known as the Gerald David Phillips Revocable Trust dated January 4, 2005)

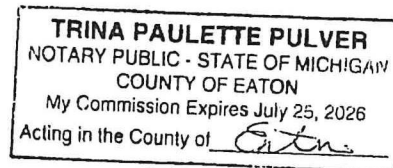
STATE OF MICHIGAN)
)ss.
COUNTY OF INGHAM)

Gerald D. Phillips, Trustee of the Gerald David Phillips Revocable Trust, dated January 4, 2006 (also known as the Gerald David Phillips Revocable Trust dated January 4, 2005) acknowledged this Certificate of Trust Existence before me on August 30, 2021.



TRINA P. Pulver, Notary Public
State of Michigan, Eaton County, Michigan
My Commission Expires: 7-25-26
Acting in Eaton County, Michigan

Drafted by:
Jeffrey T. Landon (P74077)
Curtis, Curtis & Brelinski, P.C.
P.O. Box 766
Jackson, MI 49204
(517) 787-9481





OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Gerald Phillips D/Trustee
Date of Incident: June 257, 2021

Date: November 2, 2021

Attached is a Claim Form received by this office from **Gerald Phillips D/Trustee** for \$5,523.00 due to Trash violations at 1917 Osband Ave.

This claim is being referred to Committee on City Operations for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments

DATE: 9/28/2021

1869

PPN: 33-01-01-28-103-011
 DATE SUBMITTED: 9/01/2021
 ADDRESS OF VIOLATION: 1917 Osband Ave
 LISTED TAXPAYER OF RECORD: Phillips Gerald D/Trustee
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Phillips Gerald D/Trustee
 CLAIMANT'S ADDRESS: 4350 W. Willow Highway
 Lansing, MI 48917
 TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 6/25/2021
 NOTIFICATION DATE: 6/25/2021
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$5,52300
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 21-T063 7/14/2021
 AMOUNT OF CLAIM: \$5,598.00 + \$75.00 (? I don't have an invoice for this)

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:	Failure to Register 2/17/2021 Trash Violation 6/25/2021	Failure to Comply 3/22/2021 Lack of Certificate 6/26/2021	Trash Violation 3/25/2021	Front Yard Parking x 2 6/25/2021
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 6/25/2021 with a compliance due date of 7/02/2021. The owner was aware of the violation as he contacted the officer to say he was in the eviction process with the occupant. The pictures clearly show the property was in violation this office had received numerous complaints from neighbors and the local news was following this property. Per the officer handling the property after the occupant was removed from this location the owner placed him in another property that he owns at 4805 Pleasant Grove. This office recommends denial of the claim.



Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING
CODE ENFORCEMENT OFFICE

resubmittal of 3/25/21 letter where the contractors were denied access. cb

6/29 owner called and has a new court date set for the week of 7-5-21. extended to the end of the week to hear back about results.
(517 643 4950) cb

new debris brought to property. vehicles parked back on lawn. submitted. cb

7/14 went to property with cleaning crew and PD to start cleanup. gates are locked and fence is up around back yard. will need to ticket for access. tenants throwing debris from front yard into the back yard. cb

as heard from neighbors and news, an eviction hearing is scheduled today 7/14/21 at 2pm. cleanup of front yard is already taking place. may have to ticket to gain access to the back. cb



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
1917 OSBAND AVE
LANSING, MI 48910

Violation Date: 06/25/2021
Violation Location: 1917 OSBAND AVE
Parcel No: 33-01-01-28-103-011
Compliance Due Date: July 02, 2021

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: Garbage

INSPECTOR COMMENTS: *large amount of debris in front back and side yards, also on porch. city does not allow for exterior storage of debris. failure to comply may result in cleanup or ticket.*

Violation: Trash found in bags/boxes

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

Violation: Plastic Container(s) debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated metal product

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated electronic equipment

Violation: Deteriorated building materials

Violation: Junk tire debris

Sec 308.1 Deteriorated box spring and or mattress

Violation: Motor vehicle parts debris

Violation: Clothing/Cloth Products

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. 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 graduated fees from \$75.00 to \$300.00 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 for any questions or extensions.

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: Chris Breiter (517) 483 4379 Chris.Breiter@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

PHILLIPS GERALD D / TRUSTEE
4350 W WILLOW HWY
LANSING, MI 48917-2141

Violation Date: 06/25/2021
Violation Location: 1917 OSBAND AVE
Parcel No: 33-01-01-28-103-011
Compliance Due Date: July 02, 2021

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: Garbage

INSPECTOR COMMENTS: *large amount of debris in front back and side yards, also on porch. city does not allow for exterior storage of debris. failure to comply may result in cleanup or ticket.*

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Violation: Plastic Container(s) debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated metal product

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated electronic equipment

Violation: Deteriorated building materials

Violation: Junk tire debris

Sec 308.1 Deteriorated box spring and or mattress

Violation: Motor vehicle parts debris

Violation: Clothing/Cloth Products

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Code Officer: Chris Breiter (517) 483 4379 Chris.Breiter@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Trash Authorization Form

Submitted to: Eric Crutcher on 07/08/2021

TAXPAYER: PHILLIPS GERALD D / TRUSTEE, 4350 W WILLOW HWY LANSING, MI 48917-2141

Location of Work:

Enf Num: E21-40309

Address: 1917 OSBAND AVE

Lot No:

Description:

Parcel No: 33-01-01-28-103-011

Remove Trash and Debris

Work Authorized:

Violation: Garbage

INSPECTOR COMMENTS: *large amount of debris in front back and side yards, also on porch. city does not allow for exterior storage of debris. failure to comply may result in cleanup or ticket.*

Violation: Trash found in bags/boxes

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

Violation: Plastic Container(s) debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated metal product

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated electronic equipment

Violation: Deteriorated building materials

Violation: Junk tire debris

This action is authorized by the Manager of Code Compliance

Sec 308.1 Deteriorated box spring and or mattress

Violation: Motor vehicle parts debris

Violation: Clothing/Cloth Products

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

**Authorized Time required to complete work: 5
Authorized Cubic Yards: 20**

**Warning Comment:
is moving in more debris. numbers may change. debris in front and back yards. (this is a
property your team has had trouble with before. if any resistance is had at the cleanup
please call in LPD)**

Submitted By: Chris Breiter (517) 483 4379

This action is authorized by the Manager of Code Compliance



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: 08/03/2021
 Due Date: 09/02/2021
 Pay Invoice In Full



PHILLIPS GERALD D / TRUSTEE
 4350 W WILLOW HWY
 LANSING MI 48917-2141

Inv Number: 00182070
 Parcel: 33-01-01-28-103-011
 Address: 1917 OSBAND AVE

Parcel: 33-01-01-28-103-011

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00182070		E21-40309	1917 OSBAND AVE	\$5,523.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	5258.000	Trash - Contractor Charge		\$ 5,258.00
Total Amount Due				\$ 5,523.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

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

INVOICE

BILL TO

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

INVOICE # 4542

DATE 07/29/2021

PROPERTY ADDRES

1917 osband

PARCEL NUMBER

33-01-01-28-103-011

DESCRIPTION	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	225.00	225.00
city:add hours any hours after 1	14	200.00	2,800.00
city:add cy any after 3	12	34.00	408.00
city:class 2 construction material after 3	45	40.00	1,800.00
city:tire tire removal	1	25.00	25.00

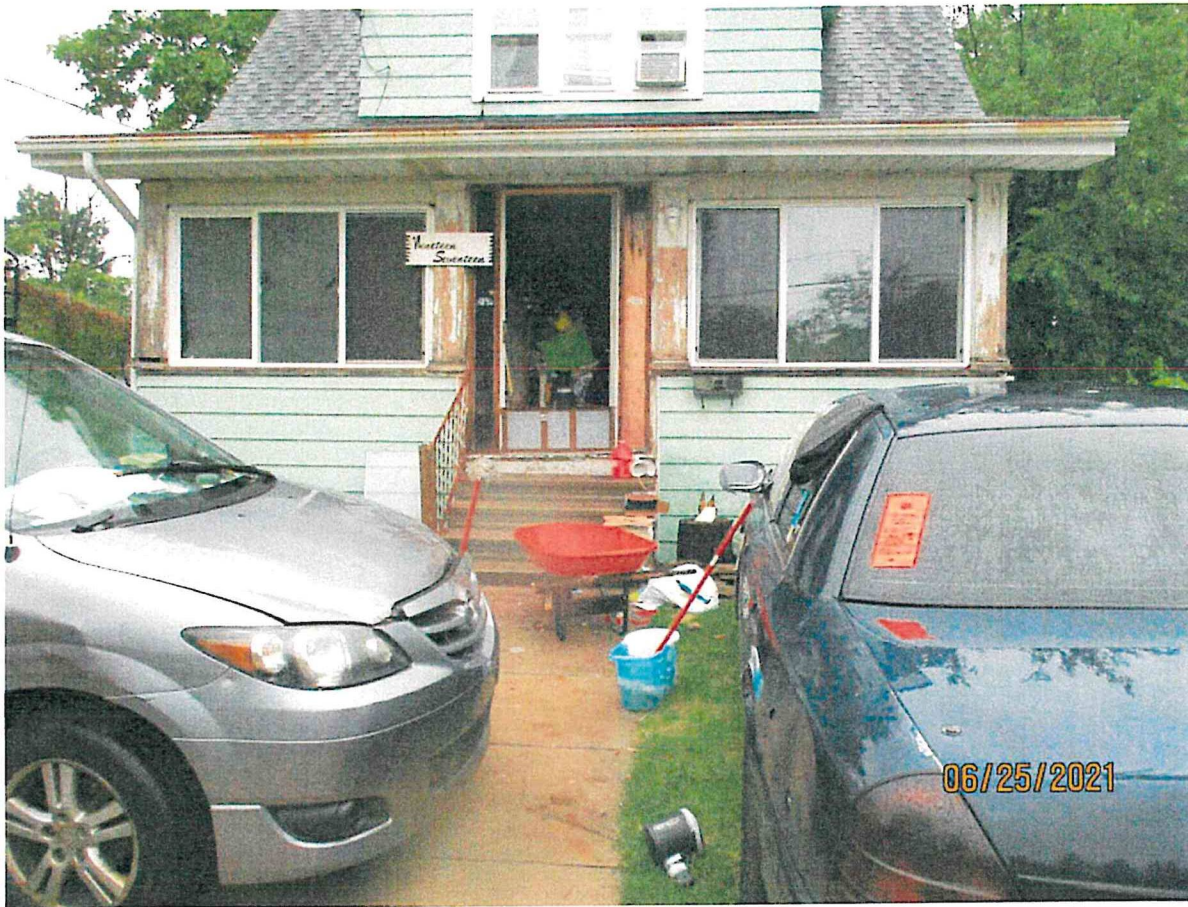
BALANCE DUE

\$5,258.00





















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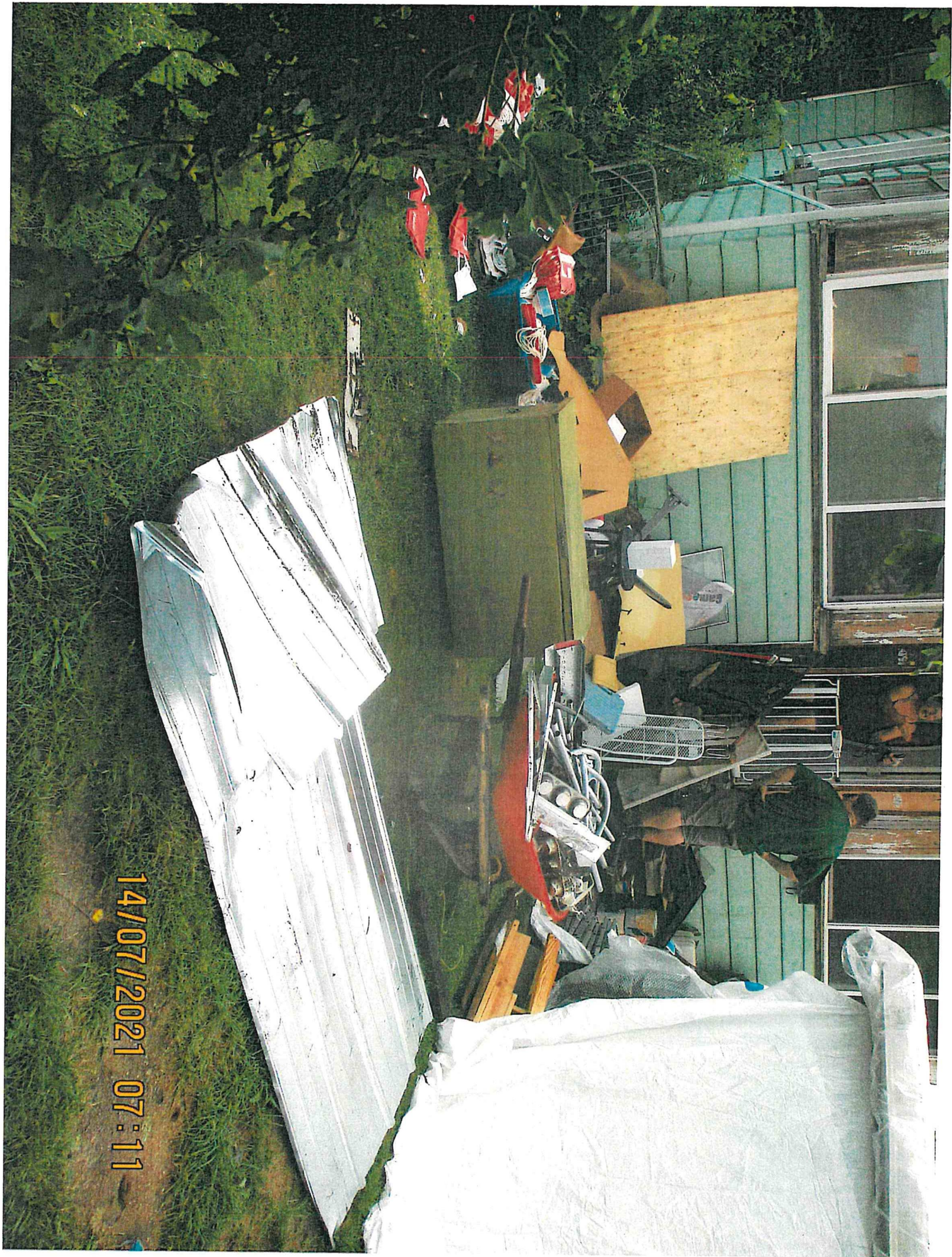
14/07/2021 07:10



14/07/2021 07:10



14/07/2021 07:10







14/07/2021 07:11



14/07/2021 07:11







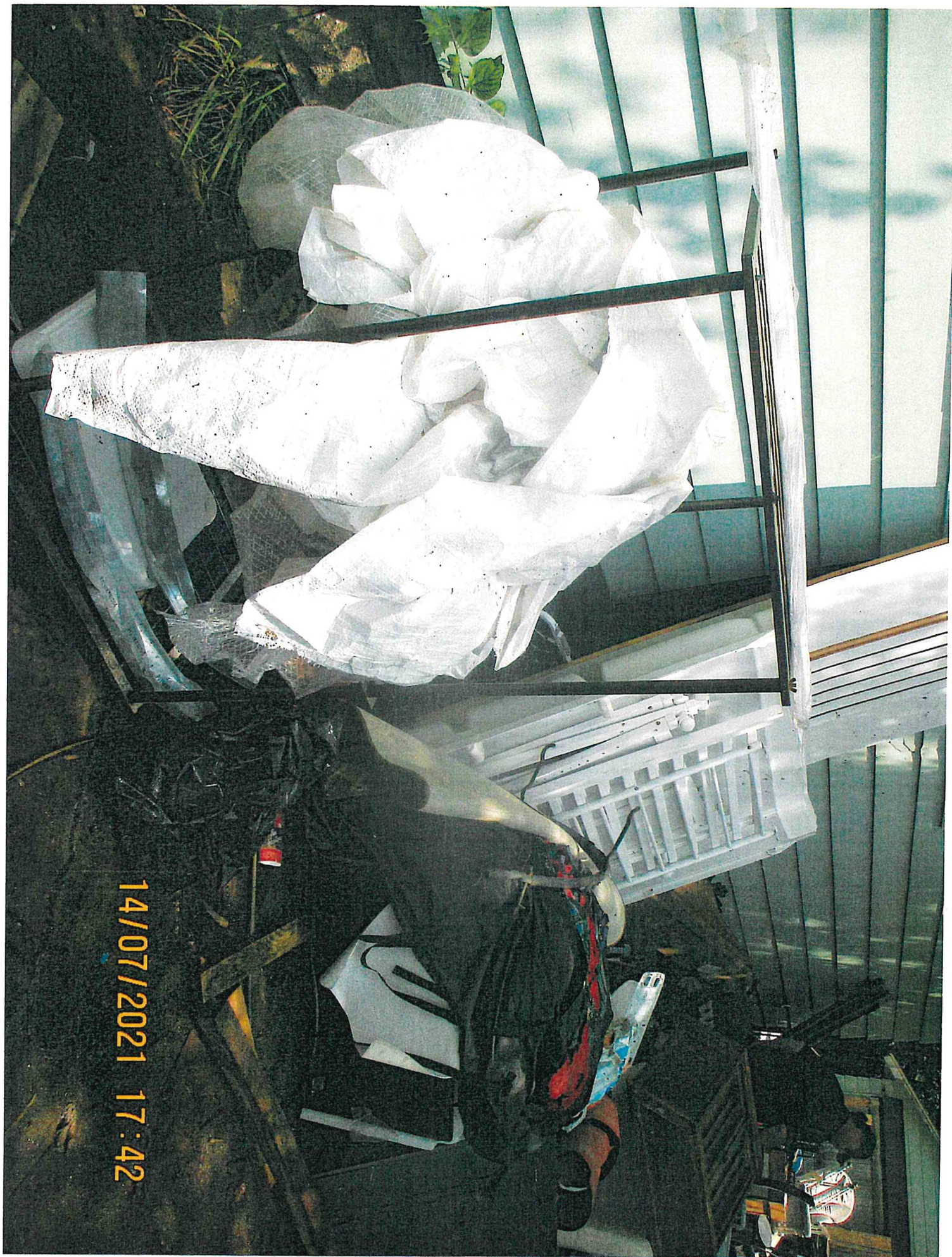


14/07/2021 17:41

















14/07/2021 21:54









14/07/2021 21:54

1917 OSBAND AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-28-103-011



Item 1 of 4 2 Images / 2 Sketches

Property Owner: PHILLIPS GERALD D / TRUSTEE

Summary Information

- > Residential Building Summary

- Year Built: 1926

- Full Baths: 1

- Sq. Feet: 850

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.223
- > Assessed Value: \$22,500 | Taxable Value: \$18,991

> Property Tax information found

> 10 Building Department records found

Owner and Taxpayer Information

Owner	PHILLIPS GERALD D / TRUSTEE	Taxpayer	SEE OWNER INFORMATION
	4350 W WILLOW HWY		
	LANSING, MI 48917-2141		

Legal Description

LOTS 21 & 22 ROCKFORD SUB

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

11/3/2021

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2021	Summer	\$1,255.03	\$1,255.03	08/26/2021	\$0.00	
2020	Winter	\$316.05	\$316.05	12/22/2020	\$0.00	
2020	Summer	\$1,249.62	\$1,249.62	09/01/2020	\$0.00	
2019	Winter	\$292.01	\$292.01	12/23/2019	\$0.00	
2019	Summer	\$1,264.46	\$1,264.46	12/23/2019	\$0.00	
2018	Winter	\$282.74	\$282.74	12/31/2018	\$0.00	
2018	Summer	\$1,186.02	\$1,186.02	12/31/2018	\$0.00	
2017	Winter	\$257.49	\$257.49	01/04/2018	\$0.00	
2017	Summer	\$1,121.97	\$1,121.97	09/01/2017	\$0.00	
Load More Years						

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