

AGENDA

Committee on Public Safety AGENDA FOR SEPTEMBER 1, 2022 AT 4:00 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.

Council Member Wood, Chairperson
Council Member Daniels, Vice Chairperson
Council Member Brown, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. August 18, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of property located at 3422 Lowcroft Avenue
 - C. UPDATE - Single family LHC owned housing report; Brian McGrain
 - D. DISCUSSION - Fiscal Year 2023/2024 Budget Priorities
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 Public Safety
Thursday, August 18, 2022 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Wood called the meeting to order at 4:00pm

PRESENT

Council Member Carol Wood, Chair
Council Member Brian Daniels, Vice Chair
Council Member Jeffrey Brown, Member - UNEXCUSED

OTHERS PRESENT

Renee Richmond, Council Staff
Lisa Hagen, OCA
Mary Bowen, OCA
Andy Kilpatrick, Director of Public Service
Anethia Brewer, Court Administrator
Susan Knieling, Deputy Court Administrator
Brian McGrain, Director ED&P
William Lawrence
Charla Burnett
Shannon Norris
Aliza Ghaffari
Mike Lynn
Matt McQuay
Jody Washington

MINUTES

MOTION BY COUNCIL MEMBER DANIELS TO APPROVE THE MINUTES JULY 21, 2022, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Mr. Lawrence spoke on LHC inspections and the sale of some homes, and SK Investments and their many violations.

Councilmember Wood stated for the record that the Committee does not have jurisdiction over the properties.

Ms. Norris spoke on safety of the LHC properties and that the Committee/Council have no control, invited people to knock on doors with her.

Ms. Burnett agreed with Ms. Norris and expressed concern on the voucher program and leasing documents need to be reviewed.

Ms. Ghaffari spoke that she is disturbed on what she see's in housing i.e. lead paint, it's a lasting impact.

Ms. Washington spoke on the three years is too long and need to hold the landlord responsible.

Mr. Lynn spoke about the power aspect and for the Committee to use their voice, they know code is overwhelmed.

Zero, expressed basic needs are not being met.

DISCUSSION/ACTION ITEMS

DISCUSSION – Safety Protocols in City Hall; 54A Courts, Security & Building Maintenance

Councilmember Wood stated that there is a ballot proposal for November and if it passes it will still be 2-3 years out because of construction, and if it does not pass then we are in the same situation as now. She continued that after hearing presentations and some of the concerns/issues that courts have had, moving forward with budget priorities to give to the mayor on what they believe is important.

Ms. Brewer stated the 5th and 6th floors of city hall house the courts and different departments, overall it's good, but it begins with the point of entry and the front door. They reached out to the administration, DK Security and the Director of Public Service to enhance the security. There is now an armed security officer at the front door along with on the 6th floor. There have been concerns with prisoners being transported passed victims, witnesses, and family members. Ms. Brewer stated there was a discussion with Mr. Kilpatrick, and the Mayors office along with her team and being proactive and it is now required that all city employees wear their badge at all times and it is visible. Mr. Kilpatrick agreed that with the age of the current building and the layout there are challenges along with access to the back door and no security there. He also referenced when there was a fire alarm during a Council meeting and the concern on moving that many people out of the building from the top floor. Ms. Brewer commented that the courts are remaining hybrid for some of their departments because of security concerns and want safety for everyone.

Councilmember Wood asked if the courts have looked at moving some things to other floors to free up space like customer service, payments, etc. and Mr. Kilpatrick said discussions for long term have been going on but not for short term, there will be a customer service station in the new building if it happens, if not will need to look at the 5-10 year in this building. Councilmember Wood brought up the concern that anybody can also get to the garage and what about a code or swipe for those and Mr. Kilpatrick stated for fire code they cannot have a swipe card but they are looking at multiple codes for the lower level and garage access.

Councilmember Daniels commented that he has heard of victims having to be walked pass or even along with their abusers/offender in a limited space, is there a way to alleviate those moments. Ms. Brewer finished that they have taken steps and turned a supply closet into a spot to have people wait in, as well as conference rooms and the law library. She added that jury rooms that are not in use too because they are secluded, and they have kids in the office and want them to feel comfortable.

Councilmember Wood closed stating the Committee would like to have them back after the November election and go from there to have additional discussion, all confirmed.

DISCUSSION – Report from ED&P on LHC property inspections

Councilmember Wood stated the Committee has talked about code and the effects that properties are up to code for years and continued that this is not a new subject as Ms. Washington indicated with 3200 S Washington being one property, and they were asked to leave a meeting because of no

jurisdiction. Councilmember Wood added that back a few years ago Code put a report together on all the properties to what the violations were, and Mr. McGrain was asked to give an overview.

Mr. McGrain stated they need more resources in housing in general and continued with a brief report that his department has come a long way since previous meetings and it's a work in progress with multi-family complex units like Mr. Vernon and La Froh. He continued that there is a 3 year window before another inspection, they have 297 buildings under rental ownership, the number today 2/3 fully certified and does include multi-family, about 71 have been either inspected or coming up in 30 days to 6 weeks, and there are 9 with other issues like open permits and they do not sign off on an open permit. Two are red tagged and under renovation, with 14 working on classified as delinquent with open permits or a dispute.

Councilmember Wood stated she heard from residents that Code they are asked when their rent is due and that they it seems the person is complaining to get out of their lease, how can we assure these calls are taken seriously. Mr. McGrain verified he has been handling citizen complaints and has personally gone out with staff to not red tag properties, and it starts with the Code Officer, himself and Councilmembers. Councilmember Wood asked how often building safety is looking at the work and supplies being used/monitored. Mr. McGrain said anything construction related like furnace, HVAC, water heater, siding, etc. goes through building safety and must have a permit and signed off after an inspection. Mr. McGrain continued that few homes get a clean bill on the first pass and they go through any delinquent issues, and do a sign and return reinspection. He continued that when they are out there a letter is generated and supplied to the owner with a repair deadline and not closed or issued a certificate without that reinspection.

Councilmember Wood asked if he could review the inspection notices from 2016 and compare to what is current and come back with a report on the findings. She further explained that she wanted to know where those inspections say as of today, are there violations currently, were they compliant and when is a next inspection expected or has it been completed. Mr. McGrain said that is something the inspector does and references, Councilmember Wood said statistically she wants him to take the 2016 reports and compare to what they have today. Do they have some of the same addresses with same violations, she wants to know what from 2016 still has issues or violations currently. Mr. McGrian said he was not familiar with the report and Councilmember Wood asked Ms. Richmond to send Mr. McGrain the notices from 2016 and she confirmed.

Councilmember Woods next asked for him to generate a report for single family that LHC currently owns and any outstanding inspections. Mr. McGrain stated it would take some time they have about 219 single family units. Councilmember Wood indicated she thought that if there are any outstanding issues, they have to be disclosed, Mr. McGrain said he thought with real estate yes, that from landlord to homeowner and they are no longer renting we cannot verify but stated he would see what he could do on the report.

Councilmember Daniels indicated that the 'when is your rent due' is very disturbing and offensive. Mr. McGrain confirmed that he has heard this and has addressed it with his staff as recent as this week and they've gone through training. He continued that he went to 3218 Waverly and was shocked to see the issues, and these are the people we need to take care of living in subpar conditions. Councilmember Daniels informed Mr. McGrain he would like to see those photos.

Councilmember Wood asked Mr. McGrain if the report is something he can have by the next meeting which is September 1st, he stated he would need to look at his calendar and Councilmember Wood asked Ms. Richmond to coordinate.

DISCUSSION – Fiscal Year 2023/2024 Budget Priorities

Councilmember Wood indicated because of the time this item will be moved to next meeting.

OTHER

ADJOURN

Adjourned at 5:12pm
submitted by Renee Richmond,
Recording Secretary, Lansing City Council
Approved by the Committee on

DRAFT

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	3422 LOWCROFT AVE
PARCEL NUMBER:	33 01 01 33 101 323

HEARING DATE:	6/23/2022
DEMOLITION CASE FILE #:	D2022-006

LISTED TAXPAYER:	JAMES ST. CLAIR
INTERESTED PARTIES:	
SEV INFORMATION:	\$29,500.00
LAND VALUE:	\$31,500.00
BUILDING VALUE:	\$27,567.00
LOT SIZE:	FRONTAGE 126 X 125 DEPTH

HOUSING CODE VIOLATION LTR:	5/23/2019
ORIGINAL RED TAG DATE:	5/23/2019
ZONING:	'A' Residential
ESTIMATE OF REPAIRS:	\$60,560.64
PICTURES:	Yes
OTHER:	

LEGAL DESCRIPTION:	LOTS 101, 102 & 103; FOSTERS HOLMES ROAD SUB
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CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED /SIDING ONLY
ELECTRICAL:	EXPIRED
MECHANICAL:	Required, not yet pulled
PLUMBING:	Required, not yet pulled
DEMOLITION:	na

PREVIOUS ACTION BY DEMOLITION BOARD

LAST TABLED ON:	
REASON/CONDITIONS:	
HEARING OFFICER:	

3422 LOWCROFT AVE.

● Original Red Tag Date

● 5/23/2019

● Submitted Into Make Safe Or Demolish Process

● 5/20/2022

● Property Vacant/Repairs Exceed Building SEV

● Property vacant more than 180 days

● Repairs exceed building SEV

● Title Information

● JAMES ST. CLAIR

3422 LOWCROFT AVE

Property Value Information

● SEV

● \$29,500.00 (*as of 8/10/2022*)

● Structure

● \$27,567.00 (*as of 8/10/2022*)

● Land

● \$31,500.00 (*as of 8/10/2022*)

● Estimate of Repairs

● \$60,560.64

3422 LOWCROFT AVE.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 5/23/2019

● Code Compliance Letter Written

● 5/23/2019

● Code Compliance Due Date

● 6/22/2019

3422 LOWCROFT AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 6/23/2022

- Order by Demolition Board

- MS or D by 7/23/2022

- Request Sent To City Council for Show Cause Hearing

- 8/10/2022

3422 LOWCROFT AVE.

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

3422 LOWCROFT AVE.

General Comments

- PROPERTY IS FIRE DAMAGED
- NO RESPONSE FROM OWNER

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.























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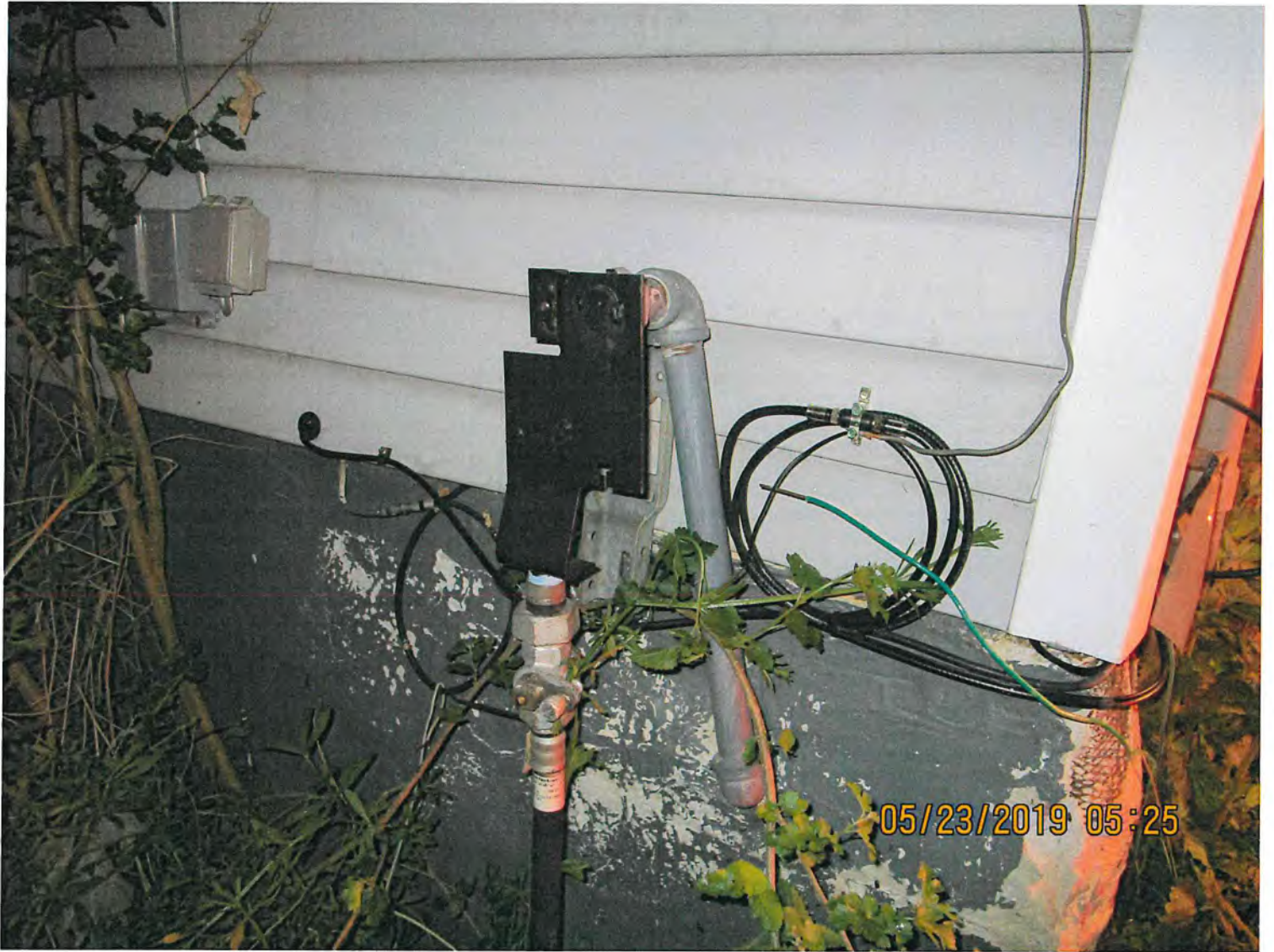




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CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-006
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Matter of the building/structure at 3422 LOWCROFT AVE., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: JUNE 23, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☒ fire ☐ wind ☐ flood
☐ other:
7. The state equalized value of the building/structure is \$29,500.00
8. The cost to repair the building or structure to make it safe is \$60,560.64
9. The real estate is described as follows:

Parcel Number: 33 01 01 33 101 323

LOTS 101, 102 & 103; FOSTER'S HOLMES ROAD SUB, City of Lansing

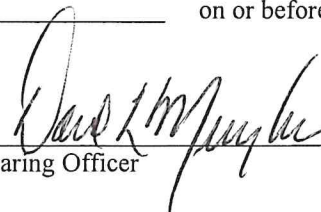
IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7-23-2022
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date

4/23/22

Hearing Officer





Andy Schor, Mayor
Mike Mackey, Fire Chief

Lansing Fire Department
120 E. Shiawassee Street
Lansing MI 48933
(517) 483-4200
Fax (517) 483-4488
www.lansingfire.com



Fire Department Incident Summary

Date: 5/23/2019 Time: 0511 FD Incident #: 19-8521

Address: 3422 Lowcroft Ave

Type of Structure: Residential

Incident Description: Fire

Utilities: Gas: Off

Electric: Off by BWL

Rental: No

Vacant: Yes

Type of Damage: Smoke Electrical Structural Mechanical

Estimated Percentage of Damage: 50%

Ongoing Scene Investigation: No

Cause: Under Investigation

Red Tagged: Yes

Occupant Displaced: Yes

Civilian Injury: Yes

Firefighter Injury: No

Investigator: Mauricio Barrera 455

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

WHEREAS, the City of Lansing Code Enforcement Division has declared the building at 3422 LOWCROFT AVE., Parcel # 33-01-01-33-101-323, legally described as: LOTS 101,102 & 103; FOSTER'S HOLMES ROAD SUB, to be unsafe and dangerous as defined in Section 108.1 of the Lansing Housing Code and the applicable laws of the State of Michigan and thus, ordered the building to be red tagged on May 23,2019 as unsafe to occupy; and

WHEREAS, the Lansing Demolition Board, at its meeting held on June 23,2022 declared the building to be unsafe and dangerous as defined in the Lansing Housing Code (1460.09) and the applicable laws of the State of Michigan (MCLA 125.539) and ordered the property to be made safe or demolished by JULY 23,2022; and

WHEREAS, the Code Enforcement Division has determined that compliance with the order of the Demolition Board has not occurred; and

WHEREAS, the Lansing Housing Code and the applicable laws of the State of Michigan require that the City hold a hearing to give the property owner an opportunity to show cause as to why the building should not be demolished or otherwise made safe;

NOW THEREFORE, BE IT RESOLVED that a show cause hearing will be held during the City Council meeting on Monday, September 26, 2022, at 7:00 p.m. in consideration of issuing an order requiring the building at 3422 Lowcroft Ave. to be made safe or demolished within a specific period of time.

BE IT FINALLY RESOLVED that the Lansing City Council directs the Code Enforcement Division to notify the owner of 3422 Lowcroft Avenue of the opportunity to appear and present testimony at the hearing.

Item C.

Pending Information from Department



Public Safety. Reviews service levels and issues related to public safety, including police, fire, ambulance, emergency services, traffic environment and the building inspection program.

CURRENT BUDGET POLICIES FOR FY 2022/2023
ADOPTED 10/2021

BE IT FURTHER RESOLVED, the **Committee on Public Safety** has established the following priorities:

1. Traffic Speed Wagons (Public Service Department)
2. Portable Speed Bumps (Public Service Department)
3. Reinstate the LFD apprenticeship/intern program (Lansing Fire Department)