

AGENDA

Committee on Public Safety AGENDA FOR FEBRUARY 7, 2023 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.

Council Member Hussain, Chairperson
Council Member Wood, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. December 15, 2022
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. DISCUSSION - 567 Tisdale Avenue; Storage/Dumpster onsite
 - C. DISCUSSION - House Bill No. 4012, regarding updating speed limits in trunklines and municipalities
- 6. Other**
- 7. Adjourn**

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MINUTES
Committee on Public Safety
Thursday, December 15, 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 - excused

OTHERS PRESENT

Renee Richmond, Council Staff
Amany Rishmawi, OCA
Scott Sanford, Code Compliance
Jarrod LaRue

MINUTES

Councilmember Wood passed the gavel to Councilmember Daniels.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES NOVEMBER 17, 2022, AS PRESENTED. MOTION CARRIED 2-0.

Councilmember Daniels passed the gavel back to Councilmember Wood.

PUBLIC COMMENT

No public present.

DISCUSSION/ACTION ITEMS

RESOLUTION – Appointment; Jarrod LaRue as the 2nd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2026

Councilmember Wood stated to Mr. LaRue this is the time for him to give the Committee an overview of himself and why he is interested in this Board.

Mr. LaRue stated he is a current Paramedic and a former Fireman/Paramedic with Lansing Township and has lived in the City for a little over a year. He believes his background gives him strength and insight for the Board. Councilmember Wood stated that in the last couple years they are appointing members to Boards and some are either not attending or have a lack of interest and the Committee wants to stress the importance and expectation of being at the meetings. Continuing, asking as a Ward member how are you going to communicate and get people to represent. Mr. LaRue said one idea is to get permission from the Fire Chief for a ride along in his Ward, including ambulances and crews to see what they see and are doing. Councilmember Wood finished by stating Councilmember Garza is the

2nd Ward Councilmember and has constituent meetings monthly and encourages Mr. LaRue to attend those, Mr. LaRue agreed.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION FOR THE APPOINTMENT; JARROD LARUE AS THE 2ND WARD MEMBER OF THE BOARD OF FIRE COMMISSIONERS FOR A TERM TO EXPIRE JUNE 30, 2026. MOTION CARRIED 2-0

Councilmember Wood explained this would be on the Council agenda for January 9th and if he attends, he could get sworn in.

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 4580 Seaway Dr

Mr. Sanford stated this went to Council a few weeks ago and just had the Hearing on the 12th, there has been no change in anything and they recommend MSD 30 days. Councilmember Daniels indicated he was not at the last meeting but asked if there has been an effort to repair. Mr. Sanford indicated they were told the attorney would be at the meetings and involved and that has not happened, the owners have switched multiple times, however the current owners are the ones when the fire occurred.

MOTION BY COUNCILMEMBER DANIELS TO APPROVE THE RESOLUTION OF ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 4580 SEAWAY DRIVE. MOTION CARRIED 2-0

OTHER

Councilmember Wood asked Mr. Sanford about 706 Britten, a resident call stating that police were there with a bullhorn and all kinds of law enforcement, and she looked on BS&A and asked about a failure to register, then complied and was this with certification or trash/grass violations. Mr. Sanford indicated without looking he couldn't verify accurately. Councilmember Wood indicated that that prompted her to look at other properties, Mr. Sanford asked for those addresses and he would look once back to the office. Councilmember Wood stated, 711, 805, and 811 all on Britten and asked that he just email her back on those.

Councilmember Daniels thanked the Committee and those present and appreciated everything.

ADJOURN

Adjourned at 4:16pm
submitted by Renee Richmond,
Recording Secretary, Lansing City Council
Approved by the Committee on

Dear Carol,

I hope this letter finds you well and your new year off to a good start.

I am writing to you Carol, because you have been the only city official who seems to care about my situation. The other day I heard you speaking on the news announcing that this is your last year before retirement. You spoke of how proud you are of being able to help the residents in the City of Lansing. Although I am very happy for you, I am also very sad because you were and have been the only person who seemed to care enough to help me several years ago on this issue. Unfortunately, I am writing about the very same situation, only it has and continues to get worse.

As we had discussed several years ago, I purchase my home at 571 Tisdale Ave. in February of 2002 and have lived here ever since. When I first moved in, the home west of me (567 Tisdale) was rented out a few times off and on for about 3 years or so. After that, and ever since (15yrs) it has turned into a storage/dumping ground for a plumbing business.

As the city is aware, there is a house and garage (not lived in) that sit on this double lot. A large open dumpster sits on the lawn with a large storage pod next to it. In front of that is a van and a pickup truck that have been there for at least 5 years and have never moved. There have been several other vehicles in rotation on the lawn in past years. There are miscellaneous items (pipes, wood, chairs, grills, siding, you name it) This property sits in the middle of a residential neighborhood right next door to my home.

I realize Craig Thompson is a business owner, and has been grandfathered in, but when is enough, enough? I have called the Mayor's office and code compliance dozens of times without ever getting any response, reason, as to how and why this is allowable in the middle of a residential neighborhood. I am taxpayer 22 plus years, what perks or benefits do I get?

If the city's reason/explanation is because Thompson is grandfathered in, then I feel as an on-time taxpayer for 22+ years, I deserve some concessions.

- A reduction in the taxes I pay yearly (Winter and Summer)
- A fence to separate the properties
- OR he is ordered to clean the property up and not be allowed to keep cars, trucks, open dumpsters, storage pods and miscellaneous junk on the property, AND keep it that way indefinitely

I would like and deserve some answers from City Council, Code Compliance, and/or the Mayor's office or whomever can provide an explanation. I would also like to know if any city employee or tax paying Lansing resident would be okay with living next to this property and seeing this junk every single day, right next to their homes? I have provided photos for reference.

I look forward to a timely response by the end of January 2023

Thank you for your time,
Elizabeth (Lisa) Buttigieg
(517) 488-6405



















567 TISDALE AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-28-282-181

**Property Owner:** THOMPSON CRAIG S & MARY E**Summary Information**

- > Residential Building Summary
 - Year Built: 1924
 - Full Baths: 1
 - Sq. Feet: 622
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.220
- > Assessed Value: \$35,600 | Taxable Value: \$24,105
- > Property Tax information found
- > 6 Building Department records found

Item 1 of 6 4 Images / 2 Sketches

Owner and Taxpayer Information**Owner**

THOMPSON CRAIG S & MARY E
567 TISDALE
LANSING, MI 48910

SEE OWNER INFORMATION

General Information for Tax Year 2022

Property Class	401 RESIDENTIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$35,600
MAP #	P -0030 -0222	Taxable Value	\$24,105
TOP TEN	Not Available	State Equalized Value	\$35,600
NEW PERMITS	Not Available	Date of Last Name Change	07/27/2020
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

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

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$31,900	\$31,900	\$23,335
2020	\$30,200	\$30,200	\$23,013
2019	\$26,800	\$26,800	\$22,584

Land Information

Zoning Code		Total Acres	0.220
Land Value	\$22,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	53C	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	80.00 ft	120.00 ft
Total Frontage: 80.00 ft		Average Depth: 120.00 ft

Legal Description

LOTS 170 & 171 ADDMORE PARK

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 622 sq ft 1 STY (Residential)

General

Floor Area	622 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	686 sq ft	Basement Area	286 sq ft
Foundation Size	622 sq ft		
Year Built	1924	Year Remodeled	<i>No Data to Display</i>
Occupancy	Single Family	Class	D
Effective Age	50 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	286 sq ft	1 Story
1 Story	Crawl Space	Siding	336 sq ft	1 Story

Basement Finish

Recreation	286 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	Extra Sink	1
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Garage Information

Area	686 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	<i>No Data to Display</i>	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CPP	25 sq ft	Foundation	Standard
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RESOLUTION #2023-XXX

BY

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, The Lansing City Council receives concerns from constituents regarding speeding and other reckless driving on City roads, including state trunk lines within the City limits; and

WHEREAS, speed limits of state trunk lines, such as Martin Luther King Blvd. and Cedar St. are set pursuant to MCL 257.628; and

WHEREAS, the speed of traffic on Lansing roadways is a concern for the public safety of the community;

WHEREAS, currently, speed limits are set based on the 85th percentile speed of free-flowing traffic under ideal conditions of a section of the roadway, rounded to the nearest multiple of 5mph; and

WHEREAS, on January 12, 2023 Rep. Bradley Slagh introduced House Bill 4012, which would amend MCL 257.628 and update the way in which speed limits are set on many roadways, including trunk line highways;

WHEREAS, House Bill 4012 would allow the speed limit be established in accordance with traffic engineering practices that provide an objective analysis of the characteristics of the roadway and the 85th percentile speed of free-flowing traffic under ideal conditions on the fastest portion of the highway rounded to a multiple of 5mph that is within 5mph of the 85th percentile speed; and

WHEREAS, House Bill 4012 would further permit a speed limit to be set below the 85th percentile if an engineering and safety study showed a situation with hazards to public safety that is not reflected by the 85th percentile speed;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby supports House Bill 4012.

BE IT FURTHER RESOLVED that upon passage of this Resolution, the City Clerk shall forward same to Representative Slagh and the members of the House Committee on Transportation, Mobility, and Infrastructure.

Richmond, Renee

From: Wood, Carol
Sent: Tuesday, February 7, 2023 9:06 AM
To: Boak, Sherrie; Richmond, Renee
Subject: Fw: [EXTERNAL] House Bill Regarding MDOT State Trunk Lines

Please print off for Public Safety today.

Carol

From: Nancy Mahlow <nmahlow2012@gmail.com>
Sent: Monday, February 6, 2023 5:58 PM
To: Hussain, Adam <Adam.Hussain@lansingmi.gov>; Wood, Carol <Carol.Wood@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Subject: [EXTERNAL] House Bill Regarding MDOT State Trunk Lines

I cannot attend the meeting tomorrow due to Laryngitis. The Eastside Neighborhood Organization (ENO) would like to express our concerns regarding traffic on state trunk lines within our city.

As you are aware ENO has at least three major trunk lines within its boundaries (Michigan Avenue, Saginaw Highway, Grand River/Oakland.) Councilmember Kost has been extremely supportive in listening to the concerns of our residents.

1. MI Ave divides our eastside neighborhoods and it is becoming extremely difficult for residents who walk, bike, etc, due to the increase in traffic because of the businesses and limited parking. I would like to add the lack of communication with all the business and neighborhoods when it comes to the MI Ave Corridor Authority. They do not meet within their boundaries they represent and no notification when meetings are held.
2. Saginaw Highway (M52) -We are dealing with excessive speeds around three Lansing schools (Eastern, Catholic Central, and Pattengill) and traffic has definitely increased. Speeds can exceed 60+ miles per hour. Right now we have asked for a "school zone" signage put in place, markings on the road, and the traffic light at Fairview and Saginaw changed to a regular traffic signal. Students are required to use the skywalk which is not safe and needs to be repaired. MDOT has stated they do not have the funds to make any repairs. ENO and others in the area are trying to work on some type of

Submitted @ Mfy

safety but have been told that the major changes (light) will not take place for approximately 1 1/2 years. Not acceptable.

3. Grand River/Oakland - This also runs past Pattengill and splits into Grand River with Oakland traveling through another residential area.

MDOT needs to understand there are unique areas where state trunk lines run through Lansing neighborhoods that require slower speeds.

Thank you for considering our input on the subject.

--

Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

Richmond, Renee

From: Wood, Carol
Sent: Tuesday, February 7, 2023 9:02 AM
To: Boak, Sherrie; Richmond, Renee
Subject: Fw: 810 BEULAH ST

Here is the the other one. This should go on top with the other one after it.

Thanks,
Carol

From: Wood, Carol <Carol.Wood@lansingmi.gov>
Sent: Friday, February 3, 2023 10:07 AM
To: Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>
Subject: Re: 810 BEULAH ST

TAMARA & STEFAN FARRELL who own the property are slumlords and have been for many years.

Currently they have the following properties up for tax sale because of overdue taxes:

1532 Redwood Does not show a current certificate Expires 09/01/2018 and has zero homestead

Taxes Owed \$2611.65

2822 Cabot Drive shows BRITTNEY GERBER as owner and Farrell's as taxpayer of record. 100% Homestead, owner may not know Farrell's are not paying taxes.

Taxes Owed \$2933.23

930 N. Sycamore Certificate until 3/1/2023, but also has Enforcement - Failure to Comply E22-01496 Send Letter 3/7/2022 3/7/2022

Taxes Owed \$2654.30

3225 Andrew owner is JACKSON ROBERT, 2700 EATON RAPIDS RD LOT #154 LANSING, MI 48911 and taxpayer of record is the Farrell's. 100% Homestead.

Taxes Owed \$4633.32

1407 Massachusetts Ave. Owner BARROTT DENNIS, 1407 MASSACHUSETTS AVE. LANSING, MI 48906 Taxpayer of record Farrell's. Zero Homestead, Enforcement - Failure to Comply E21-42859 Send Letter 8/30/2021 8/30/2021

Taxes owed-\$4705.75

The Farrell's in the past have sold property on a land contract so they did not have to register it as rental.

Carol

*Submitted
@ mtg*

From: Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Sent: Thursday, February 2, 2023 6:12 PM
To: Wood, Carol <Carol.Wood@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>
Subject: Re: 810 BEULAH ST

<https://www.wlns.com/6-news-clips/>

Second clip house that caught fire was red tagged. Owners own Tony m's. FYI

Get [Outlook for iOS](#)

From: Kost, Ryan
Sent: Thursday, February 2, 2023 2:49:38 PM
To: Wood, Carol <Carol.Wood@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>
Subject: RE: 810 BEULAH ST

I have removed code from this part of it. What was just claimed was not truthful in my judgment.

I'm sorry I am a little unclear on the timeline here. This was NEAT unsafe according to the BSA website on 10/28/2022 and was last inspected then. Is that information incorrect?

I also have photos from the fire that match up to their social media photos from July 2022 and it's the same home along with a post of a map following his "jog home". They had been there in July and in October.

The statement from code that they had no idea someone was living there is how we are where we are in my opinion and it is concerning we receive dishonesty around something someone could have been killed in.

Ryan Kost
1st Ward Lansing City Council
517-512-5196
Lansing is Rising

From: Sanford, Scott <Scott.Sanford@lansingmi.gov>
Sent: Thursday, February 2, 2023 12:54 PM
To: Allen, Walter <Walter.Allen@lansingmi.gov>; Wood, Carol <Carol.Wood@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>
Subject: RE: 810 BEULAH ST

This property has been tagged since Oct of last year. As far as we knew no one was living there and we had no reports that anyone was living there.

The property was just moved to the NEAT Team on 2/1/23 so there would have been no monitoring in place. The property has to be tagged for 9 days before it can qualify to move to the NEAT Team.

Scott Sanford
Manager

Economic Development & Planning - Code Enforcement Division
316 N Capitol Ave | Lansing, MI 48933
O: 517-483-6946 | E: Scott.Sanford@lansingmi.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Census 2020 Website](#)



Andy Schor, Mayor

From: Allen, Walter <Walter.Allen@lansingmi.gov>
Sent: Thursday, February 2, 2023 12:45 PM
To: Wood, Carol <Carol.Wood@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Sanford, Scott <Scott.Sanford@lansingmi.gov>
Subject: RE: 810 BEULAH ST

Good morning Councilmember Wood, I am not familiar with the property tax hold, so I have forward this email to Scott.

From: Wood, Carol <Carol.Wood@lansingmi.gov>
Sent: Thursday, February 2, 2023 10:19 AM
To: Allen, Walter <Walter.Allen@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>
Subject: 810 BEULAH ST

Walter,

I have a few questions and hopefully you can help clear them up for me. 810 Beulah had a fire yesterday. In looking at the list that provide by Code of red tagged properties on January 18th, this property is listed on line 171 of the excel sheet. In reviewing BS&A this property is listed as: Enforcement - Safety E22-10909 NEAT Unsafe 10/28/2022 10/28/2022. It also say the certificate was on hold for this property.

There were people living in the property. From the information I am looking at is one the house was red tagged and no one should be living in it. If the NEAT team was checking it each month why was someone living in it. Two as far as the hold the certificate one of the criteria for a certificate is that they are current with their taxes and this property is not.

Thanks for any information you can help me with on this situation.

Carol

Carol Wood
Councilmember At-Large
517 483-4188

Boak, Sherrie

From: Wood, Carol
Sent: Tuesday, February 7, 2023 9:01 AM
To: Boak, Sherrie
Subject: Fw: Follow up on Farrell properties

Please print this email off for Public Safety today and I will be forwarding another one to go along with this one.

Carol

From: Alan Fox <AFox@ingham.org>
Sent: Tuesday, February 7, 2023 8:37 AM
To: Wood, Carol <Carol.Wood@lansingmi.gov>
Subject: [EXTERNAL] Follow up on Farrell properties

Carol --

Payments were made January 24 on most of the properties in the email you printed for me. Some of the payments were from named owners, presumably land contract buyers, some from J & ST DEVELOPMENT.

1532 Redwood, 2822 Cabot and 930 N Sycamore are out of danger of foreclosure this year, although all still owe at least a portion of 2021 taxes.

3225 Andrew and 1407 Massachusetts still owe 2020 taxes and could still be foreclosed this year. 3225 Andrew very clearly should not have 100% homestead.

1407 Massachusetts is the one parcel that had no payment this year. Dennis Barrott, the listed owner, says he has no interest in the property and has not lived there for five years. We show only Tamara Farrell and him as having interests in the property. Current occupant believed she was paying on a land contract but never received any paperwork so situation is by all appearances a rental. We have been in touch with family since 2020. As of last notes from contact with her, she had been served with an eviction by J & ST Development, which may have been denied because there is no evidence the firm owns the house. Farrells keep getting city code involved in an effort to use the city to reclaim the property and make off with a \$3250 land contract down payment.

This one is going to be headache.... Occupants are family with children, owners not acting responsibly. Owners apparently using courts and perhaps delinquent tax system to pressure occupants. Not sure what the current situation is in court and will try to track that down.

Alan Fox
Ingham County Treasurer &
Land Bank Chair
517-676-7233

Hall of Shame: Sexual Blue is dirty

Published December 3, 2015 | News | FOX 2 Detroit |

DETROIT (WJBK) - Say hello to Sexual Blue. Seriously, that's this guy's real name.

Sexual Blue is about to sing the sexual blues because Rob Wolchek is onto his latest money-making scheme. You've heard of "sexual healing" -- get ready for some "sexual stealing, because that's what Mr. Blue specializes in.

Last spring, a man named Brian was selling a house on Bradford Street in Detroit. The place had been vandalized so he was only asking \$2,500. Mr. Blue, who said he was a landlord, wanted to buy it. He gave Brian \$500 as a down payment.

"It sounded legitimate at the time," Brian says. "I was desperate to get out of it. So \$500 is better than zero dollars."

Blue said he wanted to start fixing the place up, so Brian handed him the keys after Blue signed a contract saying he'd have the rest of the \$2,500 in a few weeks.

Blue never paid any more of the money, so Brian stopped by the house to see what was up.

"In those 10 minutes, two people came by asking if I was the landlord," Brian says.

Blue wasn't there, but some ads were -- ads renting the house!

"He was offering a lot of crazy stuff on there," Brian says. "One-hundred-ninety-nine dollars for six months, \$600 after that. Free cable, free utilities for the first six months, washer, dryer, all appliances. It was a great deal. He was probably getting

Submitted @ mtg

a lot of people through there. But there was a \$30 non-refundable application fee."

In fact, people were lining up to fill out applications at \$30 per person.

"In the end, he's not taking any of my money," Brian says. "But he's probably taking a bunch of \$30 application fees from people."

Brian started doing some research. That's when he found out Mr. Blue's first name was Sexual.

"I can't believe this," Brian says. "You would never believe this guy's name. I don't know what he's up to. He's got a lot of different companies, a lot of different addresses. I didn't like it immediately."

In fact, Mr. Blue's got a lot of houses he's supposedly renting out. Look at these Craigslist ads, all of them with a \$30 or \$35 per person application fee.

And sure enough, when Wolchek watched one of the houses, Mr. Blue was there sitting in the car, conveniently parked for a quick getaway. While a partner showed the many people who showed up the house and picked up their applications.

As for the companies Mr. Blue runs, well, he's got a bunch. Sexual Blue's also got a lot of bankruptcies. So many bankruptcies, just last month the United States bankruptcy court barred him from filing any more bankruptcies. Wolchek can't say he's ever seen that before.

But what Sexual Blue has the most of, are criminal convictions. Before he legally changed his name he was Reggie Jones from Lansing, Michigan. In the 1980s he was convicted of check fraud. In the 1990s, more check fraud. Gross indecency, felony larceny, felony check fraud, malicious destruction of property and prostitution.

Then, he changed his name to Sexual Blue and moved to Los Angeles, but he didn't change his style. He got busted there for uttering and publishing - their version of check fraud.

He also got convicted of penal code 487. What's that? Every person who feloniously steals, takes, carries, leads or drives away any horse, mare, gelding, any bovine animal, etc. is guilty of grand theft. Wolchek doesn't know the details of that case (and doesn't really want to know, either).

Blue also got popped for making false statements. Then, while on probation, he violated his probation for committing lewd or lascivious acts upon a minor and went to prison.

Once out, he started an exotic maid business in Los Angeles, Las Vegas and Grand Rapids where he was accused of collecting lots of background check fees for potential employees, kind of like the non-refundable rental application fees he's collecting now in Detroit.

And he is still getting busted - in 2013 for trespassing and 2014 for retail fraud.

When Sexual Blue was more than a month late on paying off the house he supposedly bought from Brian, he contacted Mr. Blue and told him the deal was off.

"I'm going to sue you; I'm going to get your house; I'm going to get your car," Brian says that Blue told him. "I'm going to put a lien on everything; I'm going to get your tax returns." But it freaked me out. I don't want to get sued. I don't want to be in court."

Then Blue went to the register of deeds and pulled a fast one.

"He deeded the house from himself to himself," Brian said. "But he has no right to that property whatsoever." Regardless, it was more of a headache for Brian.

Time to talk to Mr. Blue.

He is inside showing a house and when the guy leaves, Wolchek catches Sexual Blue, AKA Reggie Jones, by the door.

"Hey Sexual Blue how you doing?" Wolchek says, introducing himself. "What are you doing, collecting some application fees here?"

Blue: "That depends."

Wolchek: "Depends on what. What do you mean by that?"

Blue: "It depends. It depends. We run a credit check like anybody else."

Wolchek: "Isn't that what your scheme is, to take people's..."

Blue: "I don't have a scheme."

Wolchek: "Well what's your trip, dude. Fill me in a little bit. I know you've been arrested a bunch."

Blue: "Anybody can do a background check, sir."

Wolchek: "I know. And you've got a lengthy one. Reggie fill me in now. I'm giving you a chance to talk here. I know what you're up to. Why do you call yourself Sexual Blue anyway?"

At this point, Blue flips off Wolchek.

Hey Sexual, you blew it! You're in the Hhhhhall of Shame!"

Blue called FOX 2 and said he is not running a scam that he is not just collecting application fees. He said he does own other properties and has rented them to other people.

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February 7, 2023

Dear City Council Members of the Public Safety Committee

As a Citizen of Lansing and a member of Nation Outside I am encouraging this committee to move forward a Fair Chance Housing Ordinance for the City Lansing residences in need of equality in housing. Such an ordinance will assist individuals who have been previously incarcerated and have record to be provided a more just process to obtain housing. This a right for all citizens.

Supporting formerly incarcerated citizens with safe, stable and affordable housing is one of two key factors in limiting returning citizens being jailed again. Without stable and secured housing, employment is often compromised as well, the second most important factor.

The Fair Chance Housing Ordinance allows people with criminal records to complete an initial screening process before disclosing their conviction history. Landlords would retain the right to conduct background checks after a conditional lease is offered, and to deny applicants whose record would impact public safety, property, or other tenants. However, people would be given the chance to offer evidence of rehabilitation prior to final denial by a landlord.

I ask that the City of Lansing show leadership and progress and join the other communities across the state of Michigan who have taken on this issue by adopting similar ordinances.

Mitch Rice

A handwritten signature in blue ink, appearing to read "Submitted by Mitch Rice", is written diagonally across the bottom right of the page.