

AGENDA

Committee on City Operations AGENDA FOR FEBRUARY 13, 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 Spadafore, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. January 23, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. Claim Appeal; Claim #1927, Fox Land Holdings, LLC for \$5,118.00 in Trash Violation fees at 1714 Olds Avenue
 - C. Claim Appeal; Claim #1914, Hameed Katawazi for \$75.00 in 2nd Notice fees at 1017 West Hillsdale Street
- 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
Monday, January 23, 2023 @ 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 Spadafore, Chair
Council Member Hussain, Vice-Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Matt Staples, OCA
Hugh McNichol
Melissa Horste
Jonathan Lineberry
Chris Swope, City Clerk
Jim Smiertka, OCA

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE ON FILE THE MINUTES FROM DECEMBER 6, 2022 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment; Hugh McNichol as the 2nd Ward member of the Board of Public Service for a term to expire June 30, 2026.

Mr. McNichol briefly outlined his MDOT planning experience, living in the City since 1983 and his strong interest in keeping Lansing a livable City.

Council Member Kost asked if he had time to dedicate to the board, and Mr. McNichol confirmed he is retired and will have no issues.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT; HUGH MCNICHOL AS THE 2ND WARD MEMBER OF THE BOARD OF PUBLIC SERVICE FOR A TERM TO EXPIRE JUNE 30, 2026. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Melissa Horste as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2026.

Ms. Horste provided a brief introduction noting she moved back to the City in 2021 and prior to that worked for Senator Levin until he retired. During that time she was able to make connections in the neighborhoods and now wanted to expand on that. After that she moved to Syracuse for her masters and has working experience in Washington, D.C.

Council Member Kost introduced himself and asked if she would have time to dedicate to the board. Ms. Horste confirmed she then expanded on her work with groups and hopes to bring those experiences to the Board to address challenges in the community.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT; MELISSA HORSTE AS AN AT-LARGE MEMBER OF THE HUMAN RELATIONS AND COMMUNITY SERVICES ADVISORY BOARD FOR A TERM TO EXPIRE JUNE 30, 2026. MOTION CARRIED 3-0.

RESOLUTION – Application for Non-Profit Recognition for Capital Area Blues Society

Council Member Spadafore first clarified that there were corrections and issues brought to his attention by OCA and turned the table to Ms. Hagen-Lawrence.

Ms. Hagen-Lawrence stated the resolution cites MCL 432.103 (9) and should be 432.103a , and the By Laws are included by not signed.

Mr. Lineberry spoke briefly on the application and explained their non-profit roles and events that take place in Lansing.

Council Member Spadafore suggested moving out of Committee and tabling at Council tonight until the By Laws are addressed correctly. Ms. Hagen-Lawrence stated that OCA can not vet the By Laws until they are corrected and signed. Mr. Smiertka asked what is causing the statute to come in play, and Ms. Hagen-Lawrence it is the gaming portion of the MCL that was not noted correctly in the resolution.

Council Member Spadafore asked the corrected By Laws be sent to Council office. Mr. Smiertka asked for authority of the Board, and Mr. Lineberry confirmed he is VP, and Mr. Smiertka stated he could sign right now. Ms. Hagen- Lawrence stated that they have vetted the document, but need to confirm they are signed. With them being signed at the meeting today there would be no issue. Mr. Lineberry signed the document and provided to OCA.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE AMENDED RESOLUTION TO INCLUDE THE CORRECTED LANGUAGE OF 432.103a FOR NON-PROFIT RECOGNITION FOR CAPITAL AREA BLUES SOCIETY. MOTION CARRIED 3-0.

ORDINANCE – Ordinance to repeal licensing requirements for Wreckers

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION APPROVED 3-0.

Mr. Swope provided detail from the past when there was a discussion on State licensure of this being sufficient enough to block the City from regulating since it is fully regulated by the State. It was never taken off the books, and this is just the process to remove from the ordinances. It was tabled at the last Committee meeting due to some concerns with LPD but the packet reflects they are okay with it being removed from the table and action being taken to repeal.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO REPEAL LICENSING REQUIREMENTS FOR WRECKERS. MOTION CARRIED 3-0.

Other

No other topics at this time.

Adjourn

Adjourned at 3:49 pm

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Claim #1927

1714 OLDS AVENUE, LANSING, MI 48915

\$5,118

Parcel 33-01-01-20-133-071

B. Incident Date (per claim application) – 08-11-2022

C. Incident Date (per code report) – 08-11-2022

D. Taxes – Not on Taxes

E. Filed Claim – 09-22-2022

F. Claims Review Committee Hearing – Over \$2500

G. Claims Review Committee Letter – 01-09-2023

H. Referred to City Council – 01-23-2023

I. Referred to Committee on City Operations - 01-23-2023



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Fox Land Holdings, LLC
Date of Incident: August 11, 2022
Date: January 9, 2023

Attached is a Claim Form received by this office from **Fox Land Holdings, LLC** for \$5,118.00 due to a Trash violation notice at 1714 Olds 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



RECEIVED SEP 22 2022
City of Lansing
OFFICE OF THE CITY ATTORNEY

1927

Claims Review Committee Form

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

NAME: Fox Land Holdings, LLC DATE: 9/22/2022
MAILING ADDRESS: 1340 S Waverly Rd., Suite H EMAIL: Van@vanfoxinc.com
CITY: Lansing STATE: Michigan ZIP CODE: 48917
TELEPHONE: Home () 517-202-6849 Work () 517-272-1000

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: 1714 Olds Ave., Lansing, MI 48915 PARCEL NO. 33-01-01-20-133-071 & 061

DATE OF INCIDENT: August 11, 2022 AMOUNT YOU WERE BILLED: \$5,118.00

TOTAL AMOUNT YOU ARE CONTESTING: \$5,118.00

TYPE OF ASSESSMENT: 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.

Fox Land Holdings (FLH) purchased this vacant property on May 18, 2022, Cinnaire filed the deed. There was a trash violation on August 11, 2022. All notifications for both parcels were sent to the Ingham County Land Bank. They received the notice on August 15, 2022 and at 3:40 pm they sent an email to Larry Connelly letting him know the land had been purchased and that FLH was now the owner. FLH was not sent a copy of the violation in order to remedy the problem. We were not contacted until we received the \$5,118 bill. Had we been notified, we would have taken action immediately.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

RECEIVED SEP 22 2022



CITY OF LANSING

316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

Bill To:

FOX LAND HOLDINGS
PO BOX 1392
E. LANSING, MI 48926

DUE DATE: 09/29/2022

INVOICE

09/06/2022

TOTAL AMOUNT DUE

\$ 5,118.00



	Invoice Number	Record No.	Address	Amount Due
	00207055	E22-08371	1714 OLDS AVE	\$5118.00
	08/30/2022			
	Trash - Admin Fee			
	Trash - Contractor Charge			
	TOTAL DUE:			\$5118.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** 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, 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 Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

American Land Title Association

ALTA Settlement Statement - Cash

Adopted 05-01-2015

File No./Escrow No.: 705222
 Print Date & Time: 05/16/22 1:20 PM
 Officer/Escrow Officer:
 Settlement Location:
 Cinnaire Title Services LLC
 1118 S. Washington Ave.
 Lansing, MI 48910

Cinnair Title Services, LLC
 ALTA Universal ID:
 1118 S. Washington
 Lansing, MI 48910

Property Address: 2330 S Pennsylvania Ave
 Lansing, MI 48910
 2330 S Pennsylvania Ave
 Lansing, MI 48910
 See Addendum for Additional Properties

Borrower: Fox Land Holdings
 1340 S. Waverly Rd Suite H
 Lansing, MI 48917

Seller: Ingham County Land Bank Fast Track Authority
 3024 Turner Street
 Lansing, MI 48906

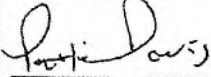
Loan Number:
 Settlement Date: 05/18/2022
 Disbursement Date: 05/18/2022
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$2,900.00	Sale Price of Property	\$2,900.00	
		Deposit		\$3.00
\$3.00		Excess Deposit		
		Title Charges & Escrow / Settlement Charges		
\$100.00		Title - Closing Fee to Cinnaire Title Services LLC	\$100.00	
		Title - Owner's Title Insurance(\$375.00) to Cinnaire Title Services LLC	\$375.00	
\$225.00		Title - Title Clearance Fee to Cinnaire Title Services LLC		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Register of Deeds	\$35.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$328.00	\$2,900.00	Subtotals	\$3,410.00	\$3.00
		Due From Borrower		\$3,407.00
\$2,572.00		Due To Seller		
\$2,900.00	\$2,900.00	Totals	\$3,410.00	\$3,410.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Cinnaire Title Services, LLC to cause the funds to be disbursed in accordance with this statement.

Fox Land Holdings

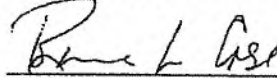


By

5/18/22

Date

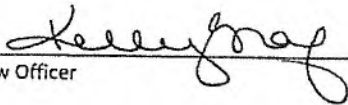
Ingham County Land Bank Fast Track Authority



By Roxanne L. Case, Executive Director

5.18.22

Date


Escrow Officer

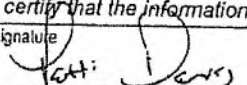
5/18/22
Date

Addendum to ALTA SS	
Closing Information – Additional Tracts of Land	
Vacant Olds Ave Lansing, MI 48915	
1714 Olds Ave Lansing, MI 48915	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 2330 S PENNSYLVANIA AVE		2. County INGHAM	3. Date of Transfer (or land contract signed) MAY 18, 2022
4. Location of Real Estate (Check appropriate field and enter name in the space below.) ☒ City ☐ Township ☐ Village LANSING		5. Purchase Price of Real Estate \$500.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 33-01-01-27-156-091 (part of)		6. Seller's (Transferor) Name INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY	
		8. Buyer's (Transferee) Name and Mailing Address FOX LAND HOLDINGS 1340 S. WAVERLY RD SUITE H LANSING, MI 48917	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer: <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. ☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____			
11. Was property purchased from a financial institution? ☐ Yes ☒ No		12. Is the transfer between related persons? ☐ Yes ☒ No	
13. Amount of Down Payment \$500.00			
14. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No		15. Amount Financed (Borrowed)	
EXEMPTIONS			
The Michigan Constitution limits how much a property's taxable value can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.			
☐ transfer from one spouse to the other spouse ☐ change in ownership solely to exclude or include a spouse ☐ transfer is by blood or affinity to the first degree ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) ☐ transfer to effect the foreclosure or forfeiture of real property ☐ transfer by redemption from a tax sale ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust ☐ transfer resulting from a court order unless the order specifies a monetary payment ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) ☐ transfer to establish or release a security interest (collateral) ☐ transfer of real estate through normal public trading of stocks ☐ transfer between entities under common control or among members of an affiliated group ☐ transfer resulting from transactions that qualify as a tax-free reorganization ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. ☐ transfer of land with qualified conservation easement (land only - not improvements) ☐ other, specify: _____			
CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Signature 		Date 5/18/22	
Name and title, if signer is other than the owner		Daytime Phone Number 517-337-7447	
		E-mail Address	

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1. Street Address of Property VACANT OLDS AVE		2. County INGHAM	3. Date of Transfer (or land contract signed) MAY 18, 2022
4. Location of Real Estate (Check appropriate field and enter name in the space below.) ☒ City ☐ Township ☐ Village LANSING		5. Purchase Price of Real Estate \$1,300.00	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 33-01-01-20-133-061		6. Seller's (Transferor) Name INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY	
		8. Buyer's (Transferee) Name and Mailing Address FOX LAND HOLDINGS 1340 S. WAVERLY RD SUITE H LANSING, MI 48917	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

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13. Amount of Down Payment \$1,300.00			
14. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No		15. Amount Financed (Borrowed)	

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- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer is by blood or affinity to the first degree
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only - not improvements)
- ☐ other, specify: _____

CERTIFICATION

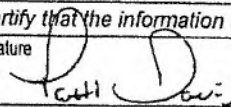
I certify that the information above is true and complete to the best of my knowledge.

Signature <i>[Signature]</i>	Date 5/18/22
Name and title, if signer is other than the owner	E-mail Address
Daytime Phone Number 517-387-7447	

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		8. Buyer's (Transferee) Name and Mailing Address FOX LAND HOLDINGS 1340 S. WAVERLY RD SUITE H LANSING, MI 48917	
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CERTIFICATION			
I certify that the information above is true and complete to the best of my knowledge.			
Signature 		Date 5/18/22	
Name and title, if signer is other than the owner		Daytime Phone Number 517-387-7447	
		E-mail Address	

WARRANTY DEED

The Grantor(s) Ingham County Land Bank Fast Track Authority,
whose address is 3024 Turner Street, Lansing, MI 48906
convey(s) and warrant(s) to Fox Land Holdings,
whose address is 1340 S. Waverly Rd Suite H, Lansing, MI 48917
the following described premises situated in the City
of Lansing, County of Ingham
and State of Michigan:

Parcel 1:

North 1/2 of Lot 184, Hollywood Subdivision, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, Ingham County Records.

Address:

2330 South Pennsylvania Avenue Lansing, Michigan 48910 (part of)

Parcel 2:

Lot 84 & East 6 Feet Lots 81, 82, & 83 Taylors River View Subdivision No 1, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, Ingham County Records.

Address:

Vacant Olds Avenue, Lansing, Michigan 48915

Parcel 3:

Lot 85 Taylors River View subdivision No 1, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, Ingham County Records.

Address:

1714 Olds Avenue Lansing, Michigan 48915

also known as Property Address: 2330 S Pennsylvania Ave, Lansing, MI 48910

Sidwell No. 33-01-01-27-156-091 (part of), 33-01-01-20-133-061 and 33-01-01-20-133-071

for the sum of \$2,900.00

subject to easements and building and use restriction of record.

This conveyance is made subject to the following right of reverter running with the land: If the buyer or the buyer's heirs, successors, assigns, and transferees use the property for any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino, then the property shall automatically revert to the Ingham County Land Bank Fast Track Authority in fee simple title and buyer shall forfeit any and all consideration paid to the Land Bank.

Dated this 18 day of May, 2022.

Signed by:
Ingham County Land Bank Fast Track Authority

Roxanne L. Case
By Roxanne L. Case, Executive Director



State of Michigan.
County of Ingham

The foregoing instrument was acknowledged before me this 18th day of May, 2022 by Roxanne L. Case, Executive Director of the Ingham County Land Bank Fast Track Authority.

Notary Public, _____ County,
Michigan
My commission expires: _____
Acting in the County of _____

Kelly Graf
Kelly Graf

When Recorded Return To:
Fox Land Holdings
1340 S. Waverly Rd Suite H
Lansing, MI 48917

Send Subsequent Tax Bills To:
Grantee

Drafted By:
Roxanne L. Case
3024 Turner St
Lansing, MI 48906

Tax Parcel # _____

Recording Fee \$ _____

Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES.

3. That the undersigned agrees that if there are unpaid charges due and payable by the undersigned prior to and including the date of closing, the undersigned shall pay all amounts due and shall provide proof of payment to Cinnaire Title Services, LLC.
4. That the undersigned's possession of the real estate has been peaceable and undisturbed, and that title of the real estate has never been disputed or questioned; except as follows:

5. That no proceedings in bankruptcy, receivership or insolvency have been instituted by or against the undersigned in the last 10 years, and the undersigned has never made an assignment for the benefit of creditors; except as follows:

6. That there is no action proceeding now pending in any State or Federal Court in the United States, to which the undersigned is a party; nor there any State or Federal Court Judgment, State or Federal Tax Lien, or any other State or Federal lien of any kind or nature against the undersigned, which could constitute a lien or charge upon the real estate; except as follows:

7. That the undersigned has not contracted for, received any notice regarding, and does not know of any improvement, alteration or change made to the real estate; except as follows:

8. That there are no delinquent real estate taxes or unpaid current real estate taxes; nor any pending or levied assessments on the real estate, including but not limited to those for trees, sidewalks, streets, sewers and water lines; except as follows:

9. That there are no unrecorded easements, water, mineral, gas or oil rights, leases, party walls, agreements, rights-of-way, boundary line disputes or other claims, which could encumber the real estate; except as follows:

10. That the improvements on the real estate were completed more than 6 months ago, and that there has not been any new construction or repair work performed on the real estate for at least 90 days; except as follows:

11. That there are no unpaid bills or claims for labor, services, or materials; nor any unpaid water bills, utility bills or Homeowners Association Fees nor any recorded or unrecorded mortgages, land contracts, home improvement loans, chattel mortgages, Conditional Bills of Sale, retention or agreements, security agreements not to sell or encumber, financing statements, or personal property leases which affect the real estate or which affect any fixtures, appliances or equipment now installed in or on the real estate; except as follows:

12. That the undersigned is in sole possession of the real estate and that no other party has possession or has the right of possession under any tenant lease, or other agreement, written or oral; except as follows:

13. That there are no unrecorded mortgage/home equity loans and no recorded mortgage/home equity loans, other than those disclosed in the title commitment, that in any way affect this property. That there are no claims, liens, or encumbrances affecting this property arising after the date the title commitment issued for this property.

THE UNDERSIGNED REPRESENTS TO ALL PARTIES INVOLVED IN THE SALE/REFINANCING AND CLOSING INCLUDING THE BUYER(S), TITLE COMPANY AND LENDER THAT ALL OF THE ABOVE STATEMENTS ARE TRUE AND THAT THE UNDERSIGNED WILL REIMBURSE ANY PARTY, TITLE COMPANY, UNDERWRITER OR LENDER FOR ANY LOSS OR DAMAGE INCLUDING ACTUAL ATTORNEY FEES THAT MAY RESULT FROM ANY FALSE STATEMENT.

Ingham County Land Bank Fast Track Authority

Roxanne L. Case
By: Roxanne L. Case, Executive Director

The foregoing instrument was acknowledged before me this 18th day of May, 2022

by: Roxanne L. Case, Executive Director of the Ingham County Land Bank Fast Track Authority

My commission expires: _____
Kelly Graf
 _____, Notary Public

KELLY GRAF
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires August 13, 2025
Acting in the County of Ingham

_____, County, Michigan

RECEIVED DEC 20 2022

DATE: 9/22/2022

PPN: 33-01-01-20-133-071
DATE SUBMITTED: 12/15/2022
ADDRESS OF VIOLATION: 1714 Olds Ave.
LISTED TAXPAYER OF RECORD: Fox Land Holdings, LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Fox Land Holdings, LLC
CLAIMANT'S ADDRESS: 1714 Olds Ave.
Lansing, MI 48915
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 8/11/2022
NOTIFICATION DATE: 8/11/2022
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$5,123.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 22-T113 8/24/2022
AMOUNT OF CLAIM: \$5,123.50

1927

\$5.50 for copies
the claimant
ordered - per Lynne P.

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:	Grass Mowing 8/11/2022	Trash Removal 8/11/2022
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a grass and a trash violation on 8/11/2022. The City of Lansing notified who was listed as taxpayer of record at the time which was the Ingham County Land Bank. The sale may have taken place on 5/18/2022 however the sale was not updated until 9/22/2022. The name change was noticed when the trash invoice was attached to the property the bill was then sent to Fox Land Holdings. The City of Lansing not only arranged to have the lot cleaned the grass was also mowed by the City of Lansing grass contractor. Per the pictures this property was severely out of compliance once the claimant purchased the property at auction, they should have planned to have the lot cleaned and for grass service. This office recommends denial of the claim and recommends the claimant get with their title company or the Ingham County Land Bank as they received the notice and were aware the lot had been sold at auction.



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

INGHAM COUNTY LAND BANK
3024 TURNER ST
LANSING, MI 48906

Violation Date: 08/11/2022
Violation Location: 1714 OLDS AVE
Parcel No: 33-01-01-20-133-071
Compliance Due Date: August 18, 2022

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: Brush & Tree Limb debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

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: Larry Connelly (517) 483 4380 Larry.Connelly@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 08/19/2022

TAXPAYER: INGHAM COUNTY LAND BANK, 3024 TURNER ST LANSING, MI 48906

Location of Work:

Enf Num: E22-08371

Address: 1714 OLDS AVE
Lot No:
Description:
Parcel No: 33-01-01-20-133-071

Remove Trash and Debris

Work Authorized:

Violation: Brush & Tree Limb debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2 hrs

Authorized Cubic Yards: Vacant land--Tree limbs, branches & trash.

Warning Comment:

none

Submitted By: Larry Connelly (517) 483 4380

This action is authorized by the Manager of Code Compliance



Andy Schor, Mayor

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00207055

Date: 08/30/2022

Record: E22-08371

FOX LAND HOLDINGS

PO BOX 1392

E. LANSING, MI 48826

TOTAL AMOUNT DUE

\$5,118.00

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$4,853.00
Total Amount Due		\$5,118.00

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 # 5515
DATE 08/29/2022

PROPERTY ADDRESS
1714 olds AVE

PARCEL NUMBER
33-01-01-20-133-071

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	11	200.00	2,200.00
city:add cy any after 3	42	34.00	1,428.00
city:class 2 construction material after 3	20	40.00	800.00
city:tire tire removal	8	25.00	200.00
8/23/22 60 yards larry connelly 4 man crew 1 20 yard truck packer bobcat			

BALANCE DUE

\$4,853.00



08/22/2022 15:35





08/22/2022 15:35



08/22/2022 15:35



08/22/2022 15:36





08/22/2022 15:36





08/22/2022 15:36







08/22/2022 19:41



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08/22/2022 19:41



08/23/2022 07:10



08/23/2022 07:11



08/23/2022 07:11



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08/23/2022 07:11



08/23/2022 07:12



08/23/2022 07:13









08/23/2022 07:14







08/23/2022 07:15







08/23/2022 07:15



08/23/2022 07:26









08/23/2022 13:34





08/23/2022 20:42



08/23/2022 20:42





08/23/2022 20:42





08/23/2022 20:43

1714 OLDS AVE

LANSING, MI 48915

(Property Address)

Parcel Number: 33-01-01-20-133-071

OLDS AVE

Land

4788 SF

38'

Property Owner: FOX LAND HOLDINGS

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> 3 Building Department records found

> Property Tax information found

> 47 Invoices Found, Amount Due: 0.00

Item 1 of 1

0 Images / 1 Sketch

Owner and Taxpayer Information

Owner	FOX LAND HOLDINGS 1340 S WAVERLY RD STE H LANSING, MI 48917	Taxpayer	SEE OWNER INFORMATION
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Legal Description

LOT 85 TAYLORS RIVER VIEW SUB NO 1

Other Information

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

1/23/2023

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2022	Winter	\$200.00	\$200.00	01/04/2023	\$0.00	
2022	Summer	\$0.00	\$0.00		\$0.00	
2021	Winter	\$0.00	\$0.00		\$0.00	
2021	Summer	\$0.00	\$0.00		\$0.00	
2020	Winter	\$0.00	\$0.00		\$0.00	
2020	Summer	\$0.00	\$0.00		\$0.00	
2019	Winter	\$0.00	\$0.00		\$0.00	
2019	Summer	\$0.00	\$0.00		\$0.00	
2018	Winter	\$0.00	\$0.00		\$0.00	
2018	Summer	\$0.00	\$0.00		\$0.00	
Load More Years						

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Claim #1914

1017 W HILLSDALE ST, LANSING, MI 48915

\$75.00

Parcel 33-01-01-17-480-291

B. Incident Date (per claim application) – 06-07-2022

C. Incident Date (per code report) – 06-07-2022

D. Taxes – Winter 2022

E. Filed Claim – 07-14-2022

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 08-30-2022

H. Referred to City Council – 01-23-2022

I. Referred to Committee on City Operations - 01-23-2023

Richmond, Renee

To: Hameed Katawazi
Subject: RE: [EXTERNAL] PLEASE RESPOND: Claim Appeal - 1017 W Hillsdale St

From: Hameed Katawazi <hameedkatawazi@yahoo.com>
Sent: Wednesday, February 8, 2023 10:24 AM
To: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Subject: RE: [EXTERNAL] PLEASE RESPOND: Claim Appeal - 1017 W Hillsdale St

[I am
5/1 send notice

Yes, I am not attending the meeting and I am withdrawing my appeal because of my last appeal was not considered.

Thanks,

Hameed.

On Monday, 6 February 2023 at 11:39:12 am GMT-5, Richmond, Renee <renee.richmond@lansingmi.gov> wrote:

Hello,

Per your response below are you formally withdrawing your appeal, if so, I need a response saying so.

If you are just not attending, please note that action will still be taken on this item.

Thank you,

Sara

Renee Richmond

City Council Administrative Assistant

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4177 renee.richmond@lansingmi.gov | city.council@lansingmi.gov

www.lansingmi.gov/City_Council | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Hameed Katawazi <hameedkatawazi@yahoo.com>
Sent: Tuesday, January 31, 2023 7:49 AM
To: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Subject: RE: [EXTERNAL] URGENT: Claim Appeal - 1017 W Hillsdale St

submitted
m+g.

On Tuesday, 31 January 2023 at 07:44:17 am GMT-5, Richmond, Renee <renee.richmond@lansingmi.gov> wrote:

Good morning,

I have not received confirmation that you will attend the meeting on Monday, February 13th at 3:30pm. Please reply as soon as you can. This will be on the agenda regardless of a response. If you wish to make your appeal, you must appear in person.

Thank you,

Renee Richmond

City Council Administrative Assistant

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4177 renee.richmond@lansingmi.gov | city.council@lansingmi.gov

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From: Richmond, Renee

Sent: Tuesday, January 24, 2023 1:35 PM

To: Hameed Katawazi <hameedkatawazi@yahoo.com>

Cc: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>

Subject: Claim Appeal - 1017 W Hillsdale St

Hello,

We are contacting you regarding your Claim Appeal for 1017 W Hillsdale St, Lansing, MI. This was referred to the Committee on City Operations for review, the next meeting is Monday, February 13th @ 3:30pm.

This is an in-person meeting, please respond with confirmation that you can attend so your appointment can be secured on the agenda.

Thank you, and I look forward to hearing from you.

Renee Richmond

City Council Administrative Assistant

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4177 renee.richmond@lansingmi.gov | city.council@lansingmi.gov

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