



MINUTES
Committee on Public Safety
Tuesday, May 16, 2023 @ 3:30 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30pm

PRESENT

Council Member Adam Hussain, Chair
Council Member Carol Wood, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Staff
Emily Linden, Internal Auditor
Joe Abood, OCA
Lisa Hagen-Lawrence, OCA
Walter Allen, Code Compliance
Barb Kimmel, EDP
Nick Montry, EDP
Jordan Hankwitz, EDP
Elaine Womblodt
Theresa Miller
Sarae Miller
John Granger
Bob Jacobson, Capitol Park Center
Eric O'Leary, Capitol Park Center
Toni Day, Arbors at Georgetown
DiAndrea White

MINUTES

MOTION BY COUNCIL MEMBER WOOD TO AMEND THE MINUTES TO REFLECT THE MEETING OF MAY 2, 2023 WAS CALLED TO ORDER BY HERSELF. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment.

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 1020 Woodbine Ave.

Councilmember Hussain asked Mr. Allen if there were any changes, he responded none.
Councilmember Wood asked if anybody for the property was present, there were none.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 1020 WOODBINE AVE. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish to the owners of property located at 318 Clifford St.
Councilmember Hussain stated the show cause hearing was May 18th, and nobody was present, and asked if anyone was present for this meeting, there were none.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 318 CLIFFORD ST. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish to the owners of property located at 1309 W. Shiawassee St.

John Granger noted he lives across the street and spoke on that this property has been red tagged for six years, he's never seen any activity in two years, it's been recently boarded up to prevent looters, and the surrounding property values are going down, and voiced it is time for it to come down.

Emily Childress spoke on being the current owner, it caught fire, and she does have a buyer who has the resources to fix the house. Ms. Childress attempted to with limited funds and could not, they just need more time as the buyer is trying to get a grant to get the home. Councilmember Hussain noted Ms. Childress and the buyer were at the show cause hearing, and stated the purchase is contingent on the grant. Councilmember Wood noted after the Council meeting on May 22nd they still have 30 days to demonstrate the ability to move forward with pulling permits, providing a timeline for the repairs, and the financial support to complete the repairs. Continuing if that happens and they maintain communication with Code Compliance it can go back to Council and put under pending.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 1309 W. SAGINAW ST. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 3421 N. Cedar St.

Councilmember Hussain noted the listed taxpayer as Karen Alred, showing \$4,022 in taxes owed, with two board ups this year, no permits pulled, it is not a fire damage therefore, 60 days.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING ON ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 3421 N. CEDAR ST. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 131 Jackson St.

Councilmember Hussain noted the listed taxpayer as Stone Brothers Construction, Robert Stone lives in Charlotte, MI. The SEV in 2017 was \$26,300, \$49,000 in repairs, red tagged in 2020.

Councilmember Hussain indicated the resolution states February 02, 2022, as the order date and asked for verification from Mr. Allen for the Demo Board order date, Mr. Allen confirmed April 23, 2023 is correct.

MOTION BY COUNCIL MEMBER KOST TO AMEND THE RESOLUTION AND CORRECT THE DATE ORDERED BY THE DEMOLITION BOARD TO THE PROPERTY OWNERS TO MAKE SAFE OR DEMOLISH TO APRIL 23, 2023 AND SET A SHOW CAUSE HEARING ON ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 131 W JACKSON ST. MOTION CARRIED 3-0

RESOLUTION – Set a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of property located at 1722 Donora St.

Councilmember Hussain noted the listed taxpayer as an attorney and is being sold on a land contract, SEV is \$26,000 and repairs at \$91,866, and asked Mr. Allen if those numbers are correct on the overview, Mr. Allen said he will have to verify and let the Committee know. Councilmember Hussain indicated the resolution states February 02, 2022, as the order date and asked for verification from Mr. Allen for the Demo Board order date, Mr. Allen confirmed April 23, 2023 is correct.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING ON ORDERS TO MAKE SAFE OR DEMOLISH TO THE OWNERS OF PROPERTY LOCATED AT 1722 DONORA ST. MOTION CARRIED 3-0.

DISCUSSION – PILOT Units

i. 1904 & 1918 Georgetown

Toni Day, Property Manager at Arbors of Georgetown stated an email from Dave Klein in code compliance has now been cleaned up and rented. Another was fire damaged and was re-rented in 2022 and has valid certificates. There were eight units in all, so everything should be good. Councilmember Wood asked Mr. Allen if there was an error in BSA, Mr. Allen indicated that BSA has the correct information. Councilmember Wood then inquired if the prior information was not updated but looks as if all is good and as long as BSA is updated too.

ii. 720 W Ottawa, Units 32, 40, 48, & 51

Sarae Miller spoke on her daughter living in 720 W Ottawa and her struggle with it getting red tagged, smoke damage from a burner that couldn't get turned off, she lost everything, a pipe burst and it flooded. Adding her daughter is getting charged the damages (7K), they feel captive and can't go anywhere, the building is unsafe and it is ruining her daughters future and mental health. Councilmember Hussain noted he's been working with her daughter and would like them to stay after the meeting to discuss.

Councilmember Wood asked if management was at the meeting, Bob Jacobson indicated he thought he was there for a separate issue but would like to speak with Ms. Miller after the meeting as well, noting there has been miscommunication. Councilmember Wood mentioned the property is on a PILOT which is (Payment in Lieu of Taxes), so they don't pay the full property taxes, only a percentage, and asked why they were not in certificate compliance for 720 & 820 W Ottawa. Mr. Jacobson stated they've been in contact with their legal department and setting up to lease to own as affordable home ownership and condos, the fee schedule is very high compared to others. Councilmember Wood strongly voice her disconcern, and that they are getting a break and then not paying, they are receiving all the benefits of LPD, LFD, trash, etc. and fully expects them to comply with the ordinances and follow the rules. Councilmember Wood asked when they would get the valid certificate, Mr. Jacobson answered he would pay under protest by the end of the money. Councilmember Wood asked why not by Friday, Mr. Jacobson indicated he didn't want to argue but added due to COVID, Councilmember Wood reminded him that wasn't the City. Mr. Montry noted that they received word from Patricia Trusty that the payment would be end of the week and all units in compliance, they can't have that without payment. Mr. Jacobson answered he wasn't aware of that conversation, and if that was said they it would be done.

Councilmember Wood asked Mr. Hankwitz because of the number of safety issues, occupancy, and new construction a full inspection wasn't needed, based on that does he believe one can be completed. Mr. Hankwitz responded he would consult with building safety and also asked Mr. Allen for assistance.

iii. 5505 S Martin Luther King Jr Blvd, Bldgs. C & J

Ms. Richmond noted no response was received from Silverstone Townhomes. Mr. Montry stated Bldg C as of the May 12th on BSA and have complied, Bldg J is similar and passed inspections and closed of May 15th. Councilmember Wood asked law if the City Assessor is being notified when they are getting red tagged and being tagged appropriately. Mr. Abood noted PILOTs make the burden on the developer or owner pursuant to the ordinance, if Code is notifying Assessing he is unaware.

Councilmember Wood asked Ms. Linden to randomly pick 2-3 PILOTs and coordinate with Code and annually assess what is received for compliance.

OTHER

Councilmember Hussain mentioned Mr. Kilpatrick from the last meeting and talked shortening the timeline for the bins, Ms. Hagen-Lawrence indicated they had a meeting and discussed some issues and an email was sent to Councilmember Wood, and hopefully will be ready by the June 6th meeting.

Councilmember Wood asked Mr. Hankwitz if he would look at the list of long term housing and update with permits pulled and strategy. Mr. Hankwitz referenced the list handed out and thinks it still needs more information added. Mr. Kost asked about 123 Isbell and if they had fresh numbers on tags, Mr. Hankwitz noted Isbell has been submitted for demo, and Mr. Montry answered he would get numbers to them in the morning.

Councilmember Hussain asked Mr. Abood about 922 N Walnut and that the owner is Joe Vitale who is on the demo board, how is this not a problem. Mr. Abood indicate Mr. Vitale would have to recuse himself, and Councilmember Hussain asked about monitoring fees, and Mr. Allen answered Mr. Vitale is paying them all and it was purchased already red tagged.

Elaine Womboldt noted most her inquires have been answered, however, mentioned there needs to be consequences for actions when the job isn't getting done, i.e. 1237 bin ordinance.

Councilmember Kost asked how 922 N Walnut has had grass and trash enforcement violations since 2020, Mr. Montry stated he would look into it.

ADJOURN

Adjourned at 4:29pm

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on June 6, 2023