

AGENDA

Committee on City Operations AGENDA FOR AUGUST 14, 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.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Spadafore, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. July 24, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Accepting jurisdiction and control of a portion of the Bolter Drain
 - C. RESOLUTION - Sewer Easement Acceptance; 6250 S. Cedar St. and 501 E. Edgewood Blvd.
 - D. RESOLUTION - Claim Appeal; Claim #1963, Hameed Katawazi for \$493.40 in board up fees at 1017 West Hillsdale Street
 - E. RESOLUTION - Claim Appeal; Claim #1972, Rodolfo Perez for \$640 in trash fees at 810 McKinley Street
 - F. RESOLUTION - Claim Appeal; Claim #1941, Michael Arafat on behalf of AFT Realty LLC for \$810.20 in board up fees at 3700 S. Waverly Rd.
 - G. RESOLUTION - Business License Appeal; Eugenio Trujillo for a Transient Merchant License at 2200 South Cedar Street
- 6. Other**
 - H. DISCUSSION - Public Service Update
- 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, July 24, 2023 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Matt Staples, OCA
Emily Linden, Internal Auditor
Ravynne Gilmore
Officer Andrew Watkeys, LPD
DeAndre Thomas
Michelle Smalley, Public Service
Jeremiah Kilgore, Deputy Director Public Service
Kris Klein, Lansing EDC
Alec Malvetis, Public Service
Eugenia Zacks-Carney
Hameed Katawazi
Rodolfo Perez
Chris Stralkowski, Red Cedar Development
Walter Allen, Code Compliance
Lior Run
Eugenia Zacks-Carney

MINUTES

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE MINUTES FROM JULY 10, 2023 AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment; Ravynne Gilmore as an At-Large member of the Park Board for a term to expire June 30, 2027

Ms. Gilmore spoke briefly on her career with the Michigan Supreme Court, her work with the public and her qualifications for the position.

Council Member Kost asked if she had time available to serve, and she confirmed she does.

Council Member Hussain asked what she thought the City does well, and she spoke in support of the Parks department social media. Council Member Hussain spoke on the difficulty in Parks when it comes to participation. Ms. Gilmore was encouraging in keeping intellectual capital and seeing what the needs are for the next five (5) years and moving on. This would help in engaging people over the years and vision for the future trends.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE APPOINTMENT; RAVYNNE GILMORE AS AN AT-LARGE MEMBER OF THE PARK BOARD FOR A TERM TO EXPIRE JUNE 30, 2027. MOTION CARRIED 2-0.

RESOLUTION – Business License Appeal; DeAndre Thomas for a Transient Merchant License at 2215 West Holmes Road

Council Member Hussain confirmed a show cause hearing on July 10th, and asked Officer Watkeys to present at the table to speak on his comments on the license and why he recommended denial. Officer Watkeys first spoke on his role in the LPD for the last 7 years, and his role in reviewing licenses including criminal history, interactions with police officers, etc. In this reviews and investigations he looks at discrepancies from what is on the application vs. what he finds in his research. During the investigation of this application, he was found items that were not listed on the application and outlined those discrepancies and multiple convictions.

Mr. Thomas stated he spoke last time on his past convictions, recapped them again and he timeframe that those occurred.

Council Member Hussain referenced the ordinance and disclosure of criminal history, and asked the Officer if there was any consideration based on the history given by the applicant. Officer Watkey stated he cannot look into body camera footage, but does have a Corunna police report in 2021, and there appeared to be some conflict on the report. Unfortunately there were other convictions that were not disclosed. Could not in good faith to approve because there are laws set forth by State and the City, and Health Department, and seeing the dishonesty could not approve.

Mr. Thomas stated that leaving items was not intention, he looked over the request because was more concerned with the felonies over the misdemeanors. Council Member Hussain asked if he would have chosen to not disclose would it still be a recommendation to deny, and Officer Watkey stated he would not.

Council Member Kost asked how long he was in business, and Mr. Thomas stated since 2001 with license in 2010. He spoke in the timeframe of offenses and spoke in support of the license.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO GRANT THE BUSINESS LICENSE APPEAL; DEANDRE THOMAS FOR A TRANSIENT MERCHANT LICENSE AT 2215 WEST HOLMES ROAD.

Mr. Mitch Rice stated he spoke in support of the license to be granted.

Council Member Hussain asked for definition of the “transient” where someone can be mobile with the business. Ms. Hagen-Lawrence stated it could be a peddlers license. Mr. Thomas asked for all food trucks to be looked at for location on the weekends during the weekend.

MOTION CARRIED 2-0.

RESOLUTION – SPECIAL ASSESSMENT; SNOW AND ICE REMOVAL WINTER 2022-2023

Council Member Hussain noted the hearing was July 10th, 2023 for a total of \$6,726.00

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE SPECIAL ASSESSMENT; SNOW AND ICE REMOVAL WINTER 2022-2023. MOTION CARRIED 2-0.

RESOLUTION – Establish Red Cedar/South Frandor Social District

Council Member Hussain recapped the history of Social Districts. This would establish a 4th district Red Cedar and Frandor, and commons areas.

Mr. Klein provided a brief overview noting that after this is set businesses can apply to participate. There are currently two and they anticipate more. Mr. Klein expanded that the Michigan Avenue Corridor Authority is aware of this, and the developer in addition to a collection of multiple businesses. Mr. Stralkowski spoke in support of this social district.

Council Member Hussain referenced the map and asked why including areas north of Michigan. Mr. Klein stated nothing in that area is included in this, but this is the potential future. Council Member Hussain asked what happens in the future north of Michigan does that happen in resolution. Ms. Hagen-Lawrence stated anyone adding would coming back to be added.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO ESTABLISH RED CEDAR/SOUTH FRANDOR SOCIAL DISTRICT. MOTION CARRIED 2-0.

RESOLUTION – Set 2nd Public Hearing; Noise Special Permit; CSO 015 South Project, Leavitt and Starck Excavating, Inc.

Council Member Hussain noted there was a hearing on July 10th.

Mr. Malvetis noted that at the hearing it was noted that some people did not get notice, and when looking into it, it was determined the software had a limit of 1,000 so some were missed. The process had been changed to deal with the future. In the first mailing there was about 473, so the second hearing was deemed necessary. An email was received from administration that the notice will be sent to everyone.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET A 2ND PUBLIC HEARING FOR THE NOISE SPECIAL PERMIT FOR AUGUST 14TH; CSO 015 SOUTH PROJECT, LEAVITT AND STARCK EXCAVATING, INC. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; Claim #1954, Trei Mititei LLC for \$835 in trash fees at 500 W. Willow Street

Mr. Allen informed the Committee that it was cited 12/14/2022, with compliance 12/21/2022. Recheck on 12/22/2022 and violations still present and contractor instructed to remove. Contractor arrived and violations were still present. Code compliance recommends denial.

Council Member Kost asked when the fence was put up and if a permit was pulled.

Ms. Linden summarize the Claims Review Committee determination, stating the review of the photos reflected that the trash was there.

Ms. Zack-Carney with Lansing Dream Homes management company and referenced the mapping which outlined the property lines. The map was distributed to the Committee members and she appealed that the materials were from the neighbor. The neighbor apologized and this was all explained to the Claims Review Committee.

Council Member Kost asked if it was the neighbor who put in the fence, and Ms. Carney confirmed it was. The Committee reviewed the property line maps distributed. Council Member Hussain noted he visited the site and questioned if it was deposited on 500 or on 510. He then asked OCA to determine the actual measurements of 510 vs 500 W Willow. Council Member Hussain then referenced the photos, the notices and needed clarification on where the property lines were. Mr. Allen had no comments but noted that aerial photos do not show property lines a survey would be needed. Council Member Hussain asked if the Claims Review looked at the property line, and Mr. Staples stated their assumption was the fence was going around 500 W Willow based on the photos. Ms. Linden stated they based it on property lines, but new information comes out with a survey that would be different.

Council Member Kost asked if this claim is granted can the City go back after the fence.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE CLAIM APPEAL; CLAIM #1954 TREI MITITEI LLC FOR \$835 IN TRASH REMOVAL FEES AT 500 W. WILLOW STREET.

Owner confirmed the property is unique and until the fence went up from the neighbor, he did not know it wasn't his property.

Council Member Hussain encouraged the owner and management of keeping track of their property daily. The owner confirmed they are working on it daily renovating.

MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; Claim #1955, Silly Goose LLC for \$625 in trash fees at 1506 Robertson Avenue

Mr. Allen stated the property was cited 12/13/2022 with a compliance date of 12/202/2022, and the contractor arrived 1/2/2023 when violations present and removed. Construction site needs to be maintained, dumpster should be present for debris and code recommends denial.

Ms. Linden stated at Claims Review Committee the Committee determined at both days when inspected the trash was still there, even if have permit for the construction.

Mr. Run stated the material that was taken was all new construction material and this was a small renovation project that did not need a 10 yard dumpster, and the material was removed end of the week, every week. Photos reflect different debris every time during inspections.

Council Member Hussain noted the violation notice is specific to what needs to be removed and when, and then reviewed the photos which reflected the construction site and debris in the right of way.

The Committee understands the details on new construction material, however if the owner is noticed and after 7 days if it still there a contractor is called, per ordinance.

MOTION BY COUNCIL MEMBER KOST TO DENY THE CLAIM APPEAL; CLAIM #1955, SILLY GOOSE LLC FOR \$625 IN TRASH FEES AT 1506 ROBERTSON AVENUE. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; Claim #1963, Hameed Katawazi for \$493.40 in board up fees at 1017 West Hillsdale Street

Mr. Allen stated the property was cited during a red tag inspection, and upon inspection it was found the front window was missing, and the board up crew was contacted. Code compliance recommends denial.

Ms. Linden stated the Claim Review Committee heard that the owner admitted to buying a window but did not by the time the code reinspection was done it was not complete.

Mr. Katawazi referenced the photos and confirmed he had purchased the window and planned to replace. Delivered the window inside then went to get materials to complete the work.

Council Member Kost asked how long the window was broken. Mr. Katawazi stated it was about 5 hours, it was old. The window was removed to replace and the handyman assisting him went to get the proper tools and materials to replace it the Code officer arrived.

MOTION BY COUNCIL MEMBER KOST TO TABLE FOR THE OWNER TO PROVIDE FURTHER INFORMATION ON IT BEING OPEN FOR A FEW HOURS. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; Claim #1972 Rodolfo Perez for \$640 in trash fees at 810 McKinley Street

Council Member Hussain noted that the claimant was not present, so it was moved to the next meeting of August 14, 2023.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:30 pm

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on August 14, 2023

STATE OF MICHIGAN
OFFICE OF THE INGHAM COUNTY DRAIN COMMISSIONER

In the Matter of:

Bolter Drain

**ORDER STATING INTENT TO RELINQUISH PORTION OF THE BOLTER DRAIN
AND TRANSFER JURISDICTION AND CONTROL TO THE CITY OF LANSING**

WHEREAS, the Bolter Drain (the “Drain”) is a county drain originally established on or about November 26, 1907, in accordance with the provisions of Chapter 4 of the Michigan Drain Code of 1956, 1956 P.A. 40, as amended, MCL 280.71 *et seq.*, (the “Drain Code”) and is under the jurisdiction of the Ingham County Drain Commissioner (“Drain Commissioner”); and,

WHEREAS, the Drain is located in the City of Lansing and the Charter Township of Delhi, as further depicted in **Exhibit A**; and,

WHEREAS, in order to service and accommodate development, the City of Lansing has constructed storm water management systems and infrastructure within areas that are likewise serviced by the Drain; and,

WHEREAS, in order to avoid confusion as to jurisdiction and control, to ensure continued and proper operation, efficiency of administration, and maintenance of the Drain, to provide storm water services for future development, and other practical considerations, the Drain Commissioner desires to relinquish and transfer jurisdiction and control of the portion of the Drain depicted in **Exhibit B** to the City of Lansing; and,

WHEREAS, in so doing will better serve public and private interests, including health, convenience, and welfare, and will ensure effective management of stormwater within the watershed through efficiency and cost savings and,

WHEREAS, pursuant to Section 395 of the Drain Code, MCL 280.395, the Drain Commissioner may relinquish jurisdiction and control over all or any portion of a drain at any time when there is no outstanding indebtedness or contract liability of its drainage district, to the city in

which all or the portion of the drain is wholly located, if the city approves the relinquishment and accepts jurisdiction and control by a duly adopted resolution by its governing body; and,

IT IS THEREFORE ORDERED THAT, it being the intention of the Drain Commissioner to relinquish and transfer jurisdiction and control of the portion of the Bolter Drain depicted in **Exhibit B** to the City of Lansing, the Drain Commissioner shall take all steps necessary to effectuate the same, including assigning all drain easements and/or rights-of-way, including drainage structures and related appurtenances to the City of Lansing, executing all necessary contracts with the City of Lansing, and all other steps proscribed in Section 395 of the Drain Code.



Patrick E. Lindemann
Ingham County Drain Commissioner

Dated: 3-13-23

And filed in the Office of the Ingham County Drain Commissioner

EXHIBIT A



PATRICK E. LINDEMANN INGHAM COUNTY DRAIN COMMISSIONER BOLTER DRAIN PART OF SECTIONS 9 & 10, T3N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN PART OF SECTIONS 15 & 16, T3N, R2W, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN

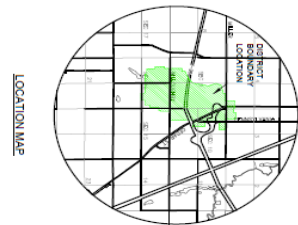
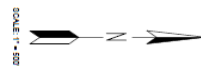
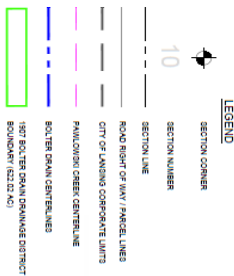
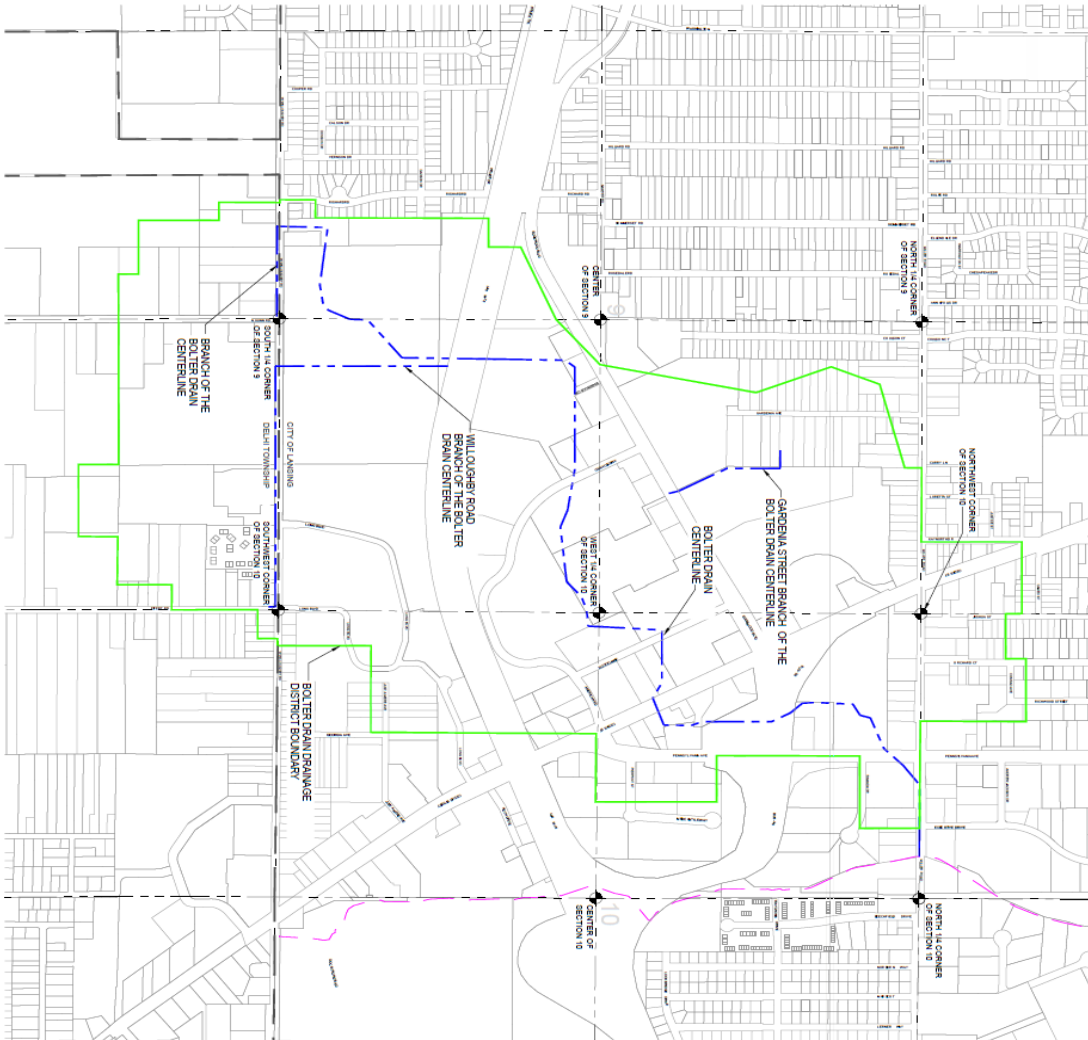


EXHIBIT A

1 OF 1

SHEET NO.
PROJECT NO.
22009

PATRICK E. LINDEMANN
INGHAM COUNTY DRAIN COMMISSIONER
BOLTER DRAIN ROUTE & COURSE
PART OF SECTIONS 9 & 10, T3N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN
PART OF SECTIONS 15 & 16, T3N, R2W, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN

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616.743.3020

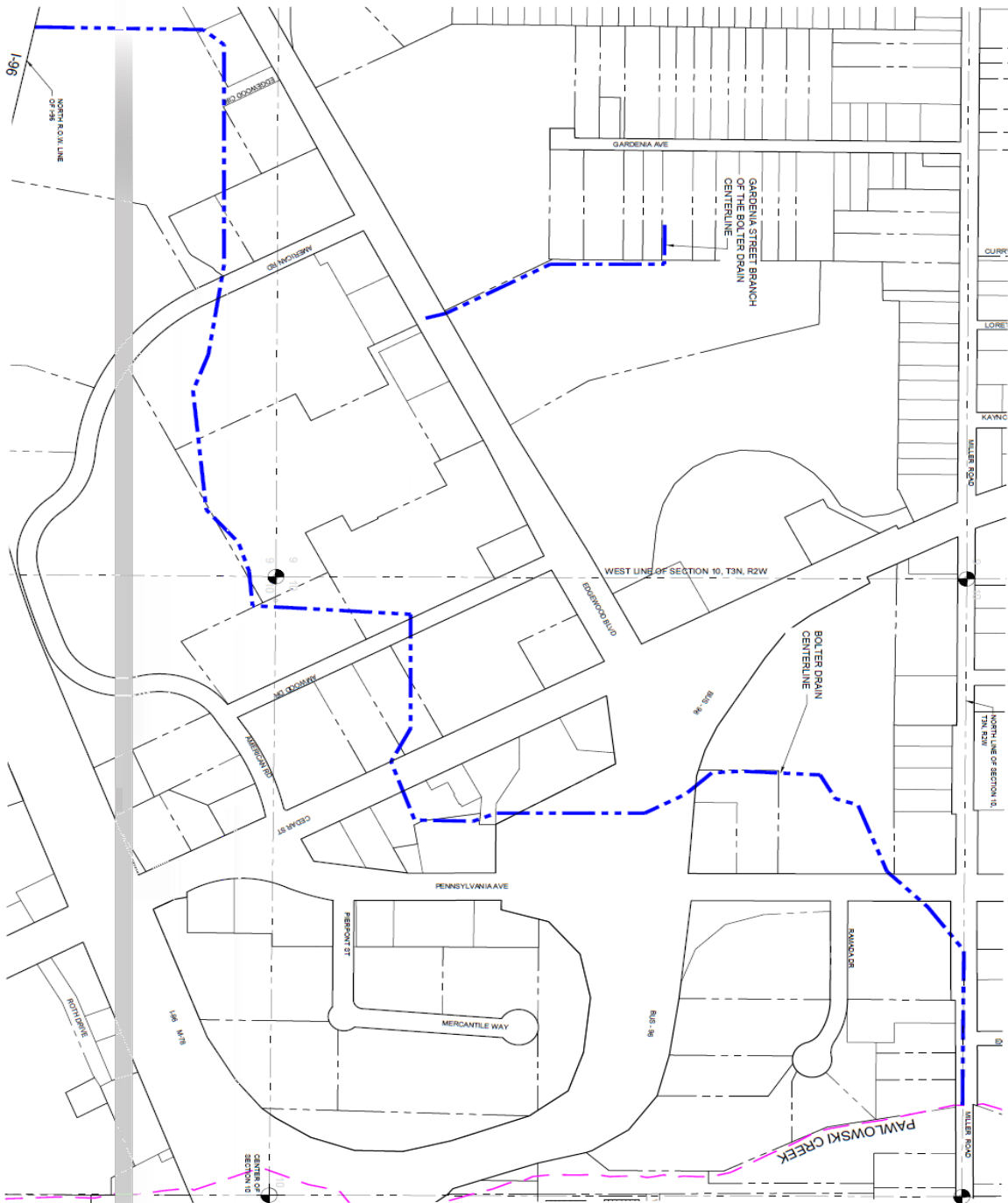
NO	REVISIONS	BY	DATE	Drawn By
1		CAH	01/18/22	CAH
2				
3				
4				
5				

EXHIBIT B

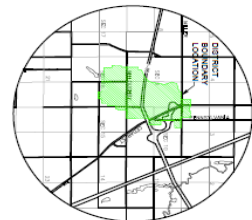


PATRICK E. LINDEMANN
INGHAM COUNTY DRAIN COMMISSIONER

BOLTER DRAIN
 PART OF SECTIONS 9 & 10, T3N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN
 PART OF SECTIONS 15 & 16, T3N, R2W, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 200'



LOCATION MAP

LEGEND

- SECTION CORNER
- PAWLOWSKI CREEK CENTERLINE
- BOLTER DRAIN CENTERLINE
- TO BE RECONSTRUCTED
- ROAD RIGHT OF WAY
- PAWLOWSKI CREEK CENTERLINE
- BOLTER DRAIN CENTERLINE
- TO BE RECONSTRUCTED

EXHIBIT B

PATRICK E. LINDEMANN
INGHAM COUNTY DRAIN COMMISSIONER

BOLTER DRAIN ROUTE & COURSE

PART OF SECTIONS 3, 4, 9 & 10, T3N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN
 PART OF SECTIONS 15 & 16, T3N, R2W, DELHI TOWNSHIP, INGHAM COUNTY, MICHIGAN

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 616.743.3020

NO	REVISIONS	BY	DATE
1	XX		11/2/10
2	XX		11/2/10
3	XX		11/2/10
4	XX		11/2/10
5	XX		11/2/10
6	XX		11/2/10
7	XX		11/2/10
8	XX		11/2/10
9	XX		11/2/10
10	XX		11/2/10

1 of 1

SHEET NO.

22009

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION APPROVING THE INGHAM COUNTY DRAIN COMMISSIONER'S
RELINQUISHMENT OF A PORTION OF THE BOLTER DRAIN AND ACCEPTING
JURISDICTION AND CONTROL

WHEREAS, the Bolter Drain (the "Drain") is a county drain originally established on or about November 26, 1907, in accordance with the provisions of Chapter 4 of the Michigan Drain Code of 1956, 1956 P.A. 40, as amended, MCL 280.71 *et seq.*, (the "Drain Code") and is under the jurisdiction of the Ingham County Drain Commissioner ("Drain Commissioner"); and

WHEREAS, the Drain is located in the City of Lansing and the Charter Township of ^Delhi, as further described by the route and course description set forth in Exhibit A to this Resolution; and

WHEREAS, pursuant to Section 395 of the Drain Code, MCL 280.395, the Drain Commissioner may relinquish jurisdiction and control over all or any portion of a drain at any time when there is no outstanding indebtedness or contract liability of its drainage district, to the city in which all or a portion of the drain is wholly located if the city approves the relinquishment and accepts jurisdiction and control of all or any portion of the drain by a duly adopted resolution by its governing body; and

WHEREAS, on March 13, 2023, the Drain Commissioner issued an Order stating the intent of the Drain Commissioner to relinquish the portion of the Drain described and depicted in Exhibit B and to transfer jurisdiction and control to the City of Lansing; and

WHEREAS, in so doing will better serve public and private interests, including continued and proper operation, efficiency of administration, cost savings, and maintenance of the Drain, to provide storm water services for future development, health, convenience, welfare, and effective management of stormwater within the watershed, and other practical considerations.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 395 of the Drain Code, MCL 280.395, the City of Lansing hereby approves the relinquishment of the portion of the Bolter Drain and accepts jurisdiction and control from the Drain Commissioner to the City of Lansing of that portion of the Bolter Drain described and depicted in Exhibit B.

BE IT FURTHER RESOLVED that the City of Lansing will accept for assignment from the Drain Commissioner to the City of Lansing all drain easements and/or rights-of-way, including drainage structures and related appurtenances.

BE IT FINALLY RESOLVED that the Mayor is authorized to execute all necessary contracts and documents to effectuate the transfer of jurisdiction and control of the portion of the Bolter Drain and acceptance for assignment from the Drain Commissioner to the

City of Lansing all drain easements and/or rights-of-way, including drainage structures and related appurtenances, subject to prior approval as to content and form by the City Attorney.

Exhibit A

Sanitary sewer easement description for 6250 S. Cedar Street:

Land in the Northeast one-quarter of Section 09, Town 03 North, Range 02 West, City of Lansing, Ingham County, Michigan, described as Commencing at the East one-quarter corner of Section 09; thence North 00 degrees 25 minutes 30 seconds West 1251.49 feet along the East line of said Section 09, to a point on the North right of way line of Edgewood Boulevard; thence North 62 degrees 01 minutes 58 seconds East 317.22 feet along said North right of way line to a point on the Southwesterly right of way line of Cedar Street, said point also being the most Easterly corner of Lot 8, Kahres Farm Subdivision; thence North 85 degrees 19 minutes 11 seconds West 293.27 feet along the Easterly line of said Lot 8 to the Place of Beginning of this 30 foot wide easement; thence continuing North 85 degrees 19 minutes 09 seconds West 141.86 feet along the Easterly line of said Lot 8; thence North 00 degrees 02 minutes 17 seconds East 2.50 feet; thence North 86 degrees 31 minutes 08 seconds East 96.72 feet; thence North 28 degrees 20 minutes 32 seconds West 93.31 feet; thence North 08 degrees 52 minutes 24 seconds East 14.40 feet; thence North 81 degrees 07 minutes 32 seconds West 10.94 feet; thence North 28 degrees 20 minutes 32 seconds West 477.79 feet; thence North 61 degrees 39 minutes 28 seconds East 30.00 feet; thence South 28 degrees 20 minutes 32 seconds East 462.91 feet; thence South 81 degrees 07 minutes 32 seconds East 26.05 feet; thence South 08 degrees 52 minutes 24 seconds West 34.30 feet; thence South 28 degrees 20 minutes 32 seconds East 122.06 feet to the place of beginning of this easement.

Exhibit B

Sanitary sewer easement description for 501 E. Edgewood Blvd.:

Land in the Northeast one-quarter of Section 09, Town 03 North, Range 02 West, City of Lansing, Ingham County, Michigan, described as Commencing at the East one-quarter corner of Section 09; thence North 00 degrees 25 minutes 30 seconds West 1251.49 feet along the East line of said Section 09, to a point on the North right of way line of Edgewood Boulevard; thence North 62 degrees 01 minutes 58 seconds East 317.22 feet along said North right of way line to a point on the Southwesterly right of way line of Cedar Street, said point also being the most Easterly corner of Lot 8, Kahres Farm Subdivision; thence North 85 degrees 19 minutes 11 seconds West 293.27 feet along the Easterly line of said Lot 8 to the Place of Beginning of this 30 foot wide easement; thence South 28 degrees 20 minutes 32 seconds East 8.12 feet; thence South 86 degrees 31 minutes 08 seconds West 115.47 feet; thence South 00 degrees 02 minutes 17 seconds West 157.68 feet; thence South 08 degrees 29 minutes 52 seconds East 61.83 feet to said North line of Edgewood Boulevard; thence South 62 degrees 05 minutes 23 seconds West 31.81 feet along said North right of way line; thence North 08 degrees 29 minutes 52 seconds West 74.64 feet; thence North 00 degrees 02 minutes 17 seconds East 185.63 feet; thence South 85 degrees 19 minutes 09 seconds East 141.86 feet along the Easterly line of said Lot 8, to the place of beginning of this easement.

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION TO ACCEPT EASEMENTS FOR TRANSITION OF A PRIVATE
SANITARY SEWER TO A PUBLIC SANITARY SEWER TO COMPLY WITH MICHIGAN
PLUMBING CODE

WHEREAS, the Public Service Department proposes to acquire easements through 6250 South Cedar Street and 501 East Edgewood Boulevard for the purpose of making public an existing private sanitary sewer, in compliance with Michigan Plumbing Code; and

WHEREAS, in 1985 the existing private sanitary sewer was constructed to City of Lansing standards and inspected by the City of Lansing (the "Sewer"), but remained a private sewer at that time because it served only one parcel; and

WHEREAS, the owners desire the Sewer to serve more than one parcel, which Michigan Plumbing Code requires that the Sewer be public; and

WHEREAS the properties are owned by Nikarach, LLC, A&C Investments of Central Michigan, LLC, Philip A Langlois, LLC, and Douglas Hord, (collectively "Owners"); and

WHEREAS, the Owners intend to grant to the City easements for construction, use, operation, and maintenance of the Sewer; and

WHEREAS, the legal description of the easement through 6250 South Cedar Street is attached as Exhibit A; and

WHEREAS, the legal description of the easement through 501 East Edgewood Boulevard is attached as Exhibit B.

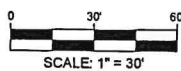
NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves the acceptance of easements for public sanitary sewer as legally described in Exhibits A and B from Owners, for the sum of \$1.00 (One and No/100 Dollars).

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this acceptance, subject to prior approval as to content and form by the City Attorney.

SANITARY SEWER PLAN AND PROFILE

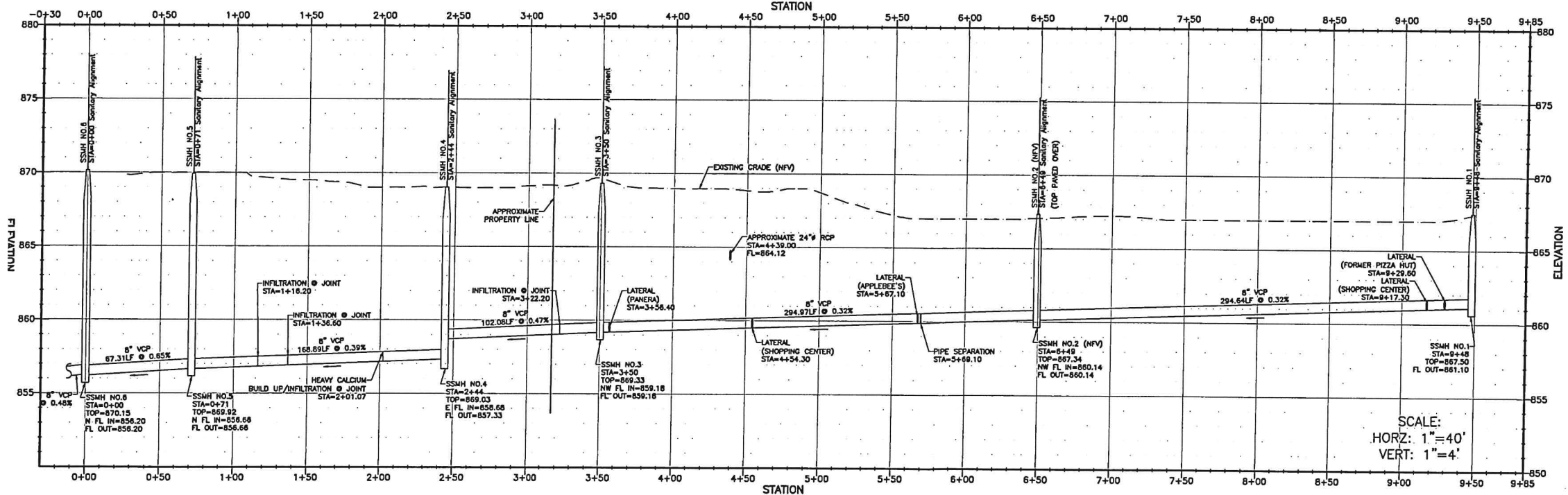
NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings and elevation information is based on information provided by Terra Pointe Consultants, Inc. Bearings referenced to Grid North of the Michigan Coordinate System, South Zone and elevations referenced to NAD83 (2011) (INTERNATIONAL FOOT).
- Existing contours and features shown hereon are not field verified and shall be considered approximate only. Above ground features are shown graphically scaled using a Google Earth aerial image. Contours are shown utilizing Lidar Contour Information.
- Field work was completed on this site by Terra Pointe Consultants, Inc. on October 26, 2022.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	C	C
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER	ST	ST
EASEMENT		
PROPERTY LINE		
CHAINLINK FENCE		
UTILITY POLE	*	*
GUARD POST	□	□
SANITARY MANHOLE	○	○
WATER VALVE	•	•
FIRE HYDRANT	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	DD	DD
CLEANOUT	•	•
CRATED INLET	■	■
DRAIN TILE	DT	DT

PROFILE VIEW OF SANITARY ALIGNMENT



SCALE:
HORZ: 1"=40'
VERT: 1"=4'

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
NFV	NOT FIELD VERIFIED
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND/OR FORMERLY
SSCO	SANITARY SEWER CLEANOUT
STCO	STORM SEWER CLEANOUT

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-482-7171 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfoeng.com TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET WASHINGTON, MISSOURI 63090

LANSING, MICHIGAN
Net Lease Properties LLC
PO BOX 100843
Fort Worth, TX 76185

REVISIONS	
1	
By:	App:
2	
By:	App:
3	
By:	App:
4	
By:	App:

DRAWN
B.L.F.
CHECKED
J.B.S.
DATE
04/28/23
SCALE
1"=30'
JOB No.
6980
SHEET NAME
SANITARY SEWER
PLAN & PROFILE
SS-1

Claim #1963
1017 West Hillsdale Street
\$493.40 (Board Up)

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

B. Incident Date (per claim application) – 02-15-2023

C. Incident Date (per code report) – 02-15-2023

D. Taxes – Summer 2023

E. Filed Claim – 03-05-2023

F. Claims Review Committee Hearing – 05-31-2023

G. Claims Review Committee Letter – 06-01-2023

H. Referred to City Council – 06-29-2023

I. Referred to Committee on City Operations - 07-10-2023

RECEIVED MAR 06 2023



City of Lansing

OFFICE OF THE CITY ATTORNEY

1963

Claims Review Committee Form

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

NAME: Hameed Katarazi DATE: _____
MAILING ADDRESS: 724 Johnson Ave EMAIL: hameedkatarazi@yahoo.com
CITY: Lansing STATE: MI ZIP CODE: 48906
TELEPHONE: Home (517) 575-5573 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1017 West Hillsdale St PARCEL NO. 33-01-01-17-480-291
DATE OF INCIDENT: 02-15-2023 AMOUNT YOU WERE BILLED: \$493.40
TOTAL AMOUNT YOU ARE CONTESTING: \$493.40
TYPE OF ASSESMENT: one window board up.

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.

I do have all the picture of the new window which was inside the house and it was visible from any window. the Menelly men want for other materials to bring it was already boarded up. I talked to the city and installed the window on the 16th of February.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

Michael Thompson

1145 Robinson Avenue

Reading, PA 19602

Chapman Telephone Number

484-777-1100

201-222-2222

Reading, PA 19602

201-222-2222

James H. Thompson, City Attorney

The William H. Thompson

As I submitted the document and photos and have the video in my cell phone. Within an hour, the City of Reading has a board meeting and removed the old window. I am the only relative having the window for the old window to replace. I had with my hand down to the ground and the window was removed. The window was removed by the city of Reading and removed with a 1000 lb. If you start the picture and the video in my cell phone the new window installed on Nov. 14, 2011. So, I am a victim to the city of Reading which was the 14th of Nov. 2011.

Therefore, the decision is not to replace the window. The city of Reading has a board meeting and removed the old window. I am the only relative having the window for the old window to replace. I had with my hand down to the ground and the window was removed. The window was removed by the city of Reading and removed with a 1000 lb. If you start the picture and the video in my cell phone the new window installed on Nov. 14, 2011. So, I am a victim to the city of Reading which was the 14th of Nov. 2011.

So, I am a victim to the city of Reading which was the 14th of Nov. 2011. So, I am a victim to the city of Reading which was the 14th of Nov. 2011.

Thanks for your consideration in advance.

Respectfully,
Michael Thompson

Michael Thompson









City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 30, 2023

Hameed Katawazi
724 Johnson Ave
Lansing, MI 48906

Re: Claims Review Committee
Claim for: 1017 W. Hillsdale St.

Dear Mr. Katawazi:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **9:15 a.m. on Wednesday, May 31, 2023 via ZOOM audio/video call**. A copy of the appropriate department's recommendation is included for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 869 1780 4264 and Passcode: 710546** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim No: **1963**



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

June 1, 2023

Hameed Katawazi
724 Johnson Ave
Lansing, MI 48906

JUN29'23 11AMCLERK

Re: Claim -1017 W. Hillsdale St.

Dear Mr. Katawazi:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$493.40 for a board up for property located at 1017 W. Hillsdale St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1963

DATE: 4/19/2023

PPN: 33-01-01-17-480-291

DATE SUBMITTED: 3/06/2023

ADDRESS OF VIOLATION: 1017 W. Hillsdale St.

LISTED TAXPAYER OF RECORD: Katawazi, Hameed

OTHER TAXPAYER OF RECORD:

CLAIMANT: Katawazi, Hameed

CLAIMANT'S ADDRESS: 724 Johnson Ave.
Lansing, MI 48906

1963

TYPE OF ACTIONS CONTESTED: Board Up

VIOLATION DATE: 2/15/2023

NOTIFICATION DATE: 2/15/2023

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT: \$493.40

CONTRACTOR NAME - INVOICE NO. - DATE: Pro-Soil PS-3970 2/15/2023

AMOUNT OF CLAIM:

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:

Trash Violation 1/05/2023	Board Up 2/15/2023	Red Tagged 4/02/2022 till present
---------------------------------	-----------------------	---

CITATIONS IN PREVIOUS YEAR: 2023

Trash Violation 3/01/2022	Grass Violation 5/09/2022	Grass Violation 6/07/2022	Trash Violation 6/07/2022
Grass Violation 8/30/2022			

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The Premise Officer arrived at the property for the Red Tag 360 inspection. Upon inspection it was discovered the front window was missing, the property was open & accessible. The officer contacted the board up crew the property was secured. This office recommends denial of the claim.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Notice Printed: 02/15/2023

Emergency Board-Up Notice

KATAWAZI HAMEED
724 JOHNSON AVE
Lansing, MI 48906

Inspection Type: Safety
Inspection Date: 02/15/2023
Compliance Due Date: 02/15/2023

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1017 W HILLSDALE ST
Parcel No:	33-01-01-17-480-291

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

Front door / Rear door / Side door / Patio door / Front porch door

INSPECTOR COMMENTS: Front window was missing, house was not secure, had to board window to secure property

Emergency Board Up

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 108.1.5 (7) 109.2 of the Lansing Housing and Premises Code, Section 108 & 109 Emergency Measures.

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.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 7620 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Jeremy Bliesener Jeremy.Bliesener@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 02/21/2023
 Due Date: 03/23/2023
 Pay Invoice In Full



KATAWAZI HAMEED
 724 JOHNSON AVE
 Lansing MI 48906

Inv Number: 00218184
 Parcel: 33-01-01-17-480-291
 Address: 1017 W HILLSDALE ST

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

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00218184		E23-01409	1017 W HILLSDALE ST	\$493.40
Fee Details: Quantity Description				Balance
1.000 Title Search/Board-Up (Res) Admi				\$ 265.00
228.400 Title Search/Board-Up (Res) Cont				\$ 228.40
Total Amount Due				\$ 493.40

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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



BOARD-UP SERVICES, WORKER PAYSHEET
VENDOR ID V009180

PO Box 12217 Lansing, MI 48901
517.267.8767 FAX: 517.267.8767 www.ProSoil.us

PHN:

INVOICE	DATE	TOTAL
3970	2/21/2023	[REDACTED]

SERVICE DATE	SERVICE LOCATION	SUPPLIES	LABOR	Total	Service done	clocked in/out	Day	Name
[REDACTED]	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	BOARD UP BASEMENT WINDOW, SECURE BACK DORR	IN	TUE	JACK
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]				
[REDACTED]	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]	SIDE WINDOWS, FRONT DOOR	IN	WED	JACK
	2- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]				
	1- 4x8 1/2 inch Plywood painted boards w/screws		\$ [REDACTED]	\$ [REDACTED]	SECURE GARAGE DOOR	IN	WED	JACK
2/15/2023	1017 HILLSDALE ST-JEREMY	\$ 158.40	\$ 70.00	\$ [REDACTED]	BOARD UP WINDOW	IN	WED	JACK
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ 228.40				
	4- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	5 WINDOWS, 2 DOORS	OUT	WED	JACK
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	2 SIDE WINDOWS	IN	THUR	JACK
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	1- 2X4 1/2 inch Plywood painted boards w/Tamper proof screws		\$ [REDACTED]	\$ [REDACTED]	SECURE BASEMENT WINDOW	OUT	THUR	JACK
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	BOARD UP FRONT DOOR	IN	FRI	JACK
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	3- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	SIX WINDOWS	IN	FRI	JACK/DOM
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	FRONT WINDOW	IN	FRI	JACK
	[REDACTED]	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]				
	1- 4x8 1/2 inch Plywood painted boards w/screws			\$ [REDACTED]	FRONT DOOR	IN	MON	JACK
				\$ [REDACTED]				
				\$ [REDACTED]				



DSC01151

02/15/2023 16:04

JBLIESENER



DSC01152

02/15/2023 16:04

JBLIESENER



DSC01151

02/15/2023 16:04

JBLIESENER



DSC01152

02/15/2023 16:04

JBLIESENER

1017 W HILLSDALE ST LANSING, MI 48915 (Property Address)

Parcel Number: 33-01-01-17-480-291



Item 1 of 3 1 Image / 2 Sketches

Property Owner: KATAWAZI HAMEED

Summary Information

- > Residential Building Summary

- Year Built: 1918

- Full Baths: 1

- Sq. Feet: 1,142

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.100
- > Assessed Value: \$35,700 | Taxable Value: \$21,113

> Property Tax information found

> 37 Building Department records found
- > 1 Invoice Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner

KATAWAZI HAMEED
724 JOHNSON AVENUE
LANSING, MI 48906

Taxpayer

SEE OWNER
INFORMATION

Amount Due

Current Taxes: **\$1,968.82**
[Pay Now](#)

Legal Description

W 1/2 LOT 8 BLOCK 7 BUSH, BUTLER & SPARROWS ADD

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

7/14/2023

Recalculate

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Summer	\$1,968.82	\$0.00		\$1,968.82	Pay Now

General Information for 2023 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$21,113	S.E.V.	\$35,700
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$35,700
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$1,954.22	Base Paid	\$0.00
Admin Fees	\$14.60	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,968.82	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2023 Summer

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

Taxing Authority		Millage Rate		Amount		Amount Paid	
LANSING OPER		19.440000		\$410.43		\$0.00	
PUBLIC SAFETY		3.500000		\$73.89		\$0.00	
LANS COM COLLEGE		3.769200		\$79.57		\$0.00	
LANSING SCH DEBT		4.100000		\$86.56		\$0.00	
LANSING SCH OPER		17.447800		\$368.37		\$0.00	
LANSING SCH SINK		2.957500		\$62.44		\$0.00	
INGHAM INTERMED		4.937800		\$104.25		\$0.00	
STATE EDUCATION		6.000000		\$126.67		\$0.00	
INGHAM CNTY SUM		6.780700		\$143.16		\$0.00	
MONTGOMERY DRAIN		0.260000		\$5.48		\$0.00	
BOARD UP FEE		0.000000		\$493.40		\$0.00	
Admin Fees				\$14.60		\$0.00	
Interest Fees				\$0.00		\$0.00	
		69.193000		\$1,968.82		\$0.00	

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$392.58	\$392.58	02/08/2023	\$0.00	
2022	Summer	\$3,615.55	\$3,615.55	10/05/2022	\$0.00	
2021	Winter	\$337.12	\$337.12	02/24/2022	\$0.00	
2021	Summer	\$1,287.53	\$1,287.53	09/02/2021	\$0.00	
2020	Winter	\$321.08	\$321.08	01/15/2021	\$0.00	
2020	Summer	\$1,473.83	\$1,473.83	11/05/2020	\$0.00	
2019	Winter	\$296.57	\$0.00		\$296.57	** Read Note(s) Above
2019	Summer	\$1,258.40	\$1,258.40	08/13/2019	\$0.00	

Load More Years

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Claim #1972
810 McKinley Street
\$307.50

Parcel 33-01-01-10-106-211

B. Incident Date (per claim application) – 08-?-2018

C. Incident Date (per code report) – 03-07-2023

D. Taxes – Summer 2023 ?

E. Filed Claim – 03-21-2023

F. Claims Review Committee Hearing – 05-31-2023

G. Claims Review Committee Letter – 06-01-2023

H. Referred to City Council – 06-29-2023

I. Referred to Committee on City Operations - 07-10-2023



City of Lansing

OFFICE OF THE CITY ATTORNEY

1972

Claims Review Committee Form

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

NAME: Rodolfo A. Perez DATE: 03/20/23
 MAILING ADDRESS: 808 McKinley St. EMAIL: RudyP5750@Gmed.com
 CITY: Lansing STATE: Mi. ZIP CODE: 48906
 TELEPHONE: Home () Work (☒) 517 4900284

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: 810 McKinley St. PARCEL NO. 19#20
 DATE OF INCIDENT: 08/1/2018 AMOUNT YOU WERE BILLED: 307.50
 TOTAL AMOUNT YOU ARE CONTESTING: 307.50 Three hundred seven & 50¢
 TYPE OF ASSESSMENT: Rubbish in front yard.

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.

My Son & Fam. were living there. they put used
furniture & other items to be discarded, to be replaced
with different furniture. I removed all items from
premises. Then I received a note of 150.00 for
tag monitoring. I paid that bill and thought that
was the end of it. I personally went and took
out property from the rental system back
in 2012 and using it as fam. home.

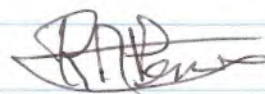
A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

Dear Review Committee.

This is to inform you of a claim on 810 McKinley St. Lansing MI. of removal of what you call trash is a working AC unit. Again 810 McKinley is not a Rental unit. So I feel my AC was taken from private property.

Sincerely





City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 30, 2023

Rodolfo Perez
808 McKinley St.
Lansing, MI 48906

Re: Claims Review Committee
Claim for: 810 McKinley St.

Dear Mr. Perez:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **10:30 a.m. on Wednesday, May 31, 2023 via ZOOM audio/video call**. A copy of the appropriate department's recommendation is included for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 869 1780 4264 and Passcode: 710546** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim No: **1972**



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

June 1, 2023

Rodolfo Perez
808 McKinley St.
Lansing, MI 48906

Re: Claim – 810 McKinley St.

Dear Mr. Perez:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$640.00 for a trash violation for property located at 810 McKinley St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1972

RECEIVED MAY 05 2023

101

Paula Johnson
INGHAM COUNTY
REGISTER OF DEEDS

RECORDED

L-2900 P-398

101 11.00

2001-027641

STATE OF
MICHIGAN



REAL ESTATE
TRANSFER TAX

Ingham
06/07/2001
144273

\$23.10-★
\$0.00-★
#349502 ★



2001-027641

Page: 1 of 2

06/07/2001 08:43A



CHICAGO TITLE
INSURANCE COMPANY

WARRANTY DEED

(INDIVIDUAL)

Know all men by these presents, that **MICHAEL Trebesh and Hong Trebesh, his wife**

Address **4505 South U.S. 27 St Johns Michigan 48879**

, Michigan, Convey(s) and

Warrant(s) to **Rodolfo and Kathy Perez, husband and wife**

whose Street Number and Post Office address is

808 McKinley Street City of Lansing, Michigan 48906

land in the City of Lansing County of Ingham

and State of Michigan, described as

Lot 28 and W 1/2 lot 29, also part of vac. alley desc. as Com. sw cor.

lot 28' th. E. 49.5 ft. S. 3.96 W. 49.5 ft. N. 3.96 ft to begin.

Replot of Block 3 of Ballard, s Add. 810 McKinley Str., Lansing, Michigan 48906

**This Deed is in full fulfillment
of A land contract
dated 10-19-94
(mcl 207-526)(**

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held
by the state or any individual against the within description, and all
TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office except as stated.

6-1-01

Eric Schertling, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

for the sum of **21,000**

being the full consideration;

subject to: (1) Building and use restrictions and easements of record

148244



2001-027641
Page: 2 of 2
06/07/2001 08:43A

✓ Dated 3-16 19 2001

SIGNED AND DELIVERED IN PRESENCE OF:

Angela F. Sherwood
Angela F. Sherwood

Sharon K. Roback
Sharon K. Roback

Michael Trebesh
Michael Trebesh

Hong Trebesh
Hong Trebesh

STATE OF MICHIGAN
COUNTY OF Gratiot

On this 16th day of March 2001, xx before me personally
appeared Michael Trebesh and Hong Trebesh

to me known to be the persons
that they

described in and who executed the foregoing instrument and acknowledged
executed the same as their free act and deed.

Sharon K. Roback

Sharon K. Roback
Notary Public, Gratiot County, Michigan

My commission expires April 13, 2003

County Treasurer's Certificate

City Treasurer's Certificate

3301.01.10.106.211

Recording Fee _____

Transfer Tax _____

FORM NO. 11

Drafted by Michael Trebesh

Address 4505 S. U.S. 27 St Johns, Michigan 4887

Return to Rodolfo Perez

Address 808 McKinley Str. Lansing, Mi. 48906

DATE: 4/20/2023

1972

PPN: 33-01-01-10-106-211
 DATE SUBMITTED: 3/21/2023
 ADDRESS OF VIOLATION: 810 McKinley St.
 LISTED TAXPAYER OF RECORD: Perez, Rodolfo & Kathy
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Perez, Rodolfo A.
 CLAIMANT'S ADDRESS: 808 McKinley St.
 Lansing, MI 48906
 TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 3/07/2023
 NOTIFICATION DATE: 3/07/2023
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$640.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 23-T142 3/27/2023
 AMOUNT OF CLAIM: \$307.50
 MEMO DATE – INVOICE NO.:
 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: Red Tagged Trash
 8/22/2018 to Violation
 present 3/07/2023
 CITATIONS IN PREVIOUS YEAR:
 CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 3/07/2023 with a compliance due date of 3/14/2023. The officer rechecked the property on 3/23/2023. The violation was still present as noted in the picture, it was then submitted to the contractor to be removed. The contractor arrived on 3/27/2023 the air conditioner was still present as noted in the contractor photos it was removed. This office would like to note that if anyone other than the owner of record lives in the home the property is still considered to be a rental and should be registered. This is a Red Tagged property that has been being billed monthly since 8/01/2019 the property it not to be occupied until the property is untagged.



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

PEREZ RODOLFO & KATHY
808 MCKINLEY ST
LANSING, MI 48906-4530

Violation Date: 03/07/2023
Violation Location: 810 MCKINLEY ST
Parcel No: 33-01-01-10-106-211
Compliance Due Date: March 14, 2023

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: Deteriorated Appliance(s)

INSPECTOR COMMENTS: please dispose of deteriorated appliance(ac unit like item) near front porch area and any other deteriorated items left to the weather on property.

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: Bryce Dawsey (517) 483 4639 Bryce.Dawsey@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
810 MCKINLEY ST
LANSING, MI 48906

Violation Date: 03/07/2023
Violation Location: 810 MCKINLEY ST
Parcel No: 33-01-01-10-106-211
Compliance Due Date: March 14, 2023

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: Deteriorated Appliance(s)

INSPECTOR COMMENTS: please dispose of deteriorated appliance(ac unit like item) near front porch area and any other deteriorated items left to the weather on property.

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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: Bryce Dawsey (517) 483 4639 Bryce.Dawsey@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**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 – East Side

Submitted to: Eric Crutcher on 03/24/2023

TAXPAYER: PEREZ RODOLFO & KATHY, 808 MCKINLEY ST LANSING, MI 48906-4530

Location of Work:

Enf Num: E23-01934

Address: 810 MCKINLEY ST
Lot No:
Description:
Parcel No: 33-01-01-10-106-211

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated Appliance(s)

INSPECTOR COMMENTS: please dispose of deteriorated appliance(ac unit like item)
near front porch area and any other deteriorated items left to the weather on property.

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 2

Warning Comment:

smaller sized window AC unit-looking object in front yard, been there for a while.

Submitted By: Bryce Dawsey (517) 483 4639

This action is authorized by the Manager of Code Compliance



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 04/06/2023
 Due Date: 05/06/2023
 Pay Invoice In Full



PEREZ RODOLFO & KATHY
 808 MCKINLEY ST
 LANSING MI 48906-4530

Inv Number: 00221903
 Parcel: 33-01-01-10-106-211
 Address: 810 MCKINLEY ST

Parcel: 33-01-01-10-106-211

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00221903		E23-01934	810 MCKINLEY ST	\$640.00
Fee Details: Quantity Description				Balance
	1.000	Trash - Admin Fee		\$ 265.00
	375.000	Trash - Contractor Charge		\$ 375.00
Total Amount Due				\$ 640.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

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

INVOICE

BILL TO

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

INVOICE # 5889

DATE 04/03/2023

PROPERTY ADDRESS
810 Mckinley ST

PARCEL NUMBER
33-01-01-10-106-211

DESCRIPTION	QTY	PRICE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	300.00	300.00
city:appliance freon removal	1	75.00	75.00
3/27/23 3 yards bryce dawsey 4 man crew 1 20 yard truck			

BALANCE DUE

\$375.00















810 MCKINLEY ST LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-10-106-211



Item 1 of 4 2 Images / 2 Sketches

Property Owner: PEREZ RODOLFO & KATHY

Summary Information

- > Residential Building Summary

- Year Built: 1916

- Full Baths: 1

- Sq. Feet: 818

- Bedrooms: 2

- Half Baths: 0

- Acres: 0.192
- > Assessed Value: \$31,200 | Taxable Value: \$19,619

> Property Tax information found

> 6 Building Department records found

Owner and Taxpayer Information

Owner	PEREZ RODOLFO & KATHY 808 MCKINLEY ST LANSING, MI 48906-4530	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

Amount Due

Current Taxes: **\$2,316.02**
[Pay Now](#)

Legal Description

LOT 28 & W 1/2 LOT 29 ALSO PART OF VAC ALLEY DESC AS COM SW COR LOT 28, TH E 49.5 FT, S 3.96 FT, W 49.5 FT, N 3.96 FT TO BEG; REPLAT OF BLOCK 3 OF BALLARDS ADD

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

7/14/2023

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Summer	\$2,316.02	\$0.00		\$2,316.02	Pay Now

General Information for 2023 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$19,619	S.E.V.	\$31,200
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$31,200
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$2,302.45	Base Paid	\$0.00
Admin Fees	\$13.57	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$2,316.02	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2023 Summer

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). ✕

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$381.39	\$0.00
PUBLIC SAFETY	3.500000	\$68.66	\$0.00
LANS COM COLLEGE	3.769200	\$73.94	\$0.00
LANSING SCH DEBT	4.100000	\$80.43	\$0.00
LANSING SCH OPER	17.447800	\$342.30	\$0.00
LANSING SCH SINK	2.957500	\$58.02	\$0.00
INGHAM INTERMED	4.937800	\$96.87	\$0.00
STATE EDUCATION	6.000000	\$117.71	\$0.00
INGHAM CNTY SUM	6.780700	\$133.03	\$0.00
MONTGOMERY DRAIN	0.260000	\$5.10	\$0.00
TAG MONITORING	0.000000	\$900.00	\$0.00
TAG LATE FEE	0.000000	\$45.00	\$0.00
Admin Fees		\$13.57	\$0.00
Interest Fees		\$0.00	\$0.00
	69.193000	\$2,316.02	\$0.00

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$1,248.52	\$1,248.52	12/30/2022	\$0.00	
2022	Summer	\$2,184.70	\$2,184.70	08/24/2022	\$0.00	
2021	Winter	\$1,257.41	\$1,257.41	12/31/2021	\$0.00	
2021	Summer	\$1,825.41	\$1,825.41	08/30/2021	\$0.00	
2020	Winter	\$1,094.00	\$1,094.00	12/31/2020	\$0.00	
2020	Summer	\$2,285.30	\$2,285.30	08/26/2020	\$0.00	
2019	Winter	\$283.37	\$283.37	12/30/2019	\$0.00	
2019	Summer	\$1,169.37	\$1,169.37	08/30/2019	\$0.00	

[Load More Years](#)

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Claim #1941
3700 S. Waverly Road, Lansing
\$810.20

Parcel 23-50-40-36-226-123

B. Incident Date (per claim application) – Unknown

C. Incident Date (per code report) – 10-01-2021

D. Taxes – Summer 2023

E. Filed Claim – 11-10-2022

F. Claims Review Committee Hearing – 05-25-2023

G. Claims Review Committee Letter – 05-26-2023

H. Referred to City Council – 06-26-2023

I. Referred to Committee on City Operations - 07-24-2023

To: City of Lansing

JUN26'23 1PMCLERK

My Name Michael ARAFAT
From AFT Realty I Need To
appeal ~~the~~ this claim 3700 Waverly RD
claim 19-11

Michael. ARAFAT 6.26.2023
248-736-8900



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 26, 2023

AFT Realty LLC
4480 Cranbrook Trail
Orchard Lake, MI 48323

Re: Claim – 3700 Waverly Rd.

Dear AFT Realty LLC:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$810.20 for a board up violation for property located at 3700 Waverly Rd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1941

RECEIVED NOV 10 2022



City of Lansing

OFFICE OF THE CITY ATTORNEY

194.1

Claims Review Committee Form

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

NAME: A. F. T. REALTY LLC DATE: 11-8-2022
MAILING ADDRESS: 11430 CROSBY RD TR EMAIL: APAFAT Michael
CITY: ORCHARD LAKE STATE: MI ZIP CODE: 48322
TELEPHONE: Home (2) 734-8900 Work (2) 248-682-9724

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: <u>3700 S Waverly Rd</u>	PARCEL NO. <u>21-50-40-36226-123</u>
DATE OF INCIDENT: <u>Unknown</u>	AMOUNT YOU WERE BILLED: <u>\$10.20</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>\$810.20</u>	
TYPE OF ASSESSMENT: _____	
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.	
<u>I did not authorize any one to board up</u> <u>the building. This is something that I</u> <u>would have handled at my own expense</u> <u>including the owner of the business of the</u> <u>unit.</u>	

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bid/d=>



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 26, 2023

AFT Realty LLC
4480 Cranbrook Trail
Orchard Lake, MI 48323

Re: Claim – 3700 Waverly Rd.

Dear AFT Realty LLC:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$810.20 for a board up violation for property located at 3700 Waverly Rd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1941



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

May 5, 2023

AFT Realty LLC
4480 Cranbrook Trail
Orchard Lake, MI 48323-1500

Re: Claims Review Committee
Claim for: 3700 S. Waverly Road

Dear AFT Realty LLC:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **9:15 a.m. on May 25, 2023 via ZOOM audio/video call.**

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 837 1074 3914 and Passcode: 933207** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim No: **1941**

DATE: 1/26/2023

PPN: 23-50-40-36-226-123
 DATE SUBMITTED: 11/10/2022
 ADDRESS OF VIOLATION: 3700 S. Waverly Rd.
 LISTED TAXPAYER OF RECORD: AFT Realty LLC
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: AFT Realty LLC
 CLAIMANT'S ADDRESS: 4480 Cranbrook Trail
 Orchard Lake, MI 48323-1500
 TYPE OF ACTIONS CONTESTED: Board Up
 VIOLATION DATE: 10/01/2021
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$810.20
 CONTRACTOR NAME - INVOICE NO. - DATE: Pro-Soil PS-3163 10/05/2021
 AMOUNT OF CLAIM: \$810.20

1941

3/2/23
10:30am

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:	Trash Violation 5/18/2021	Construction w/o Permit 5/20/2021	Board Up 10/01/2021
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CITATIONS IN PREVIOUS YEAR:	Board Up 2/19/2020	Board Up 2/19/2021
-----------------------------	-----------------------	-----------------------

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The on-call Code Enforcement Officer was contacted by LPD due to the above address being open & accessible. LPD tries to contact the owner when possible if they are unable to reach anyone our office is contacted to have the building secured. The on-call officer will contact the board up crew so that they can arrive about the same time to have the building secured. Proper procedures were followed by this office and the contractor this office recommends denial of the claim.



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 10/13/2022
 Due Date: 11/17/2022
 Pay Invoice In Full



AFT REALTY L L C
 4480 CRANBROOK TRL
 ORCHARD LAKE MI 48323-1506

Inv Number: 00210435
 Parcel: 23-50-40-36-226-123
 Address: 3700 S WAVERLY RD

Parcel: 23-50-40-36-226-123

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00210435		E21-43910	3700 S WAVERLY RD	\$810.20
Fee Details:				Balance
Quantity	Description			
1.000	Title Search/Board-Up (Res) Admi			\$ 265.00
545.200	Title Search/Board-Up (Res) Cont			\$ 545.20
Total Amount Due				\$ 810.20

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Notice Printed: 10/06/2021

Emergency Board-Up Notice

AFT REALTY L L C
4480 CRANBROOK TRL
ORCHARD LAKE, MI 48323-1506

Inspection Type: Safety
Inspection Date: 10/01/2021
Compliance Due Date: 10/01/2021

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	3700 S WAVERLY RD
Parcel No:	23-50-40-36-226-123

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

*Emergency Board Up
First floor window / Basement windows*

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 109.2 of the Lansing Housing and Premises Code, Section 109 Emergency Measures.

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.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

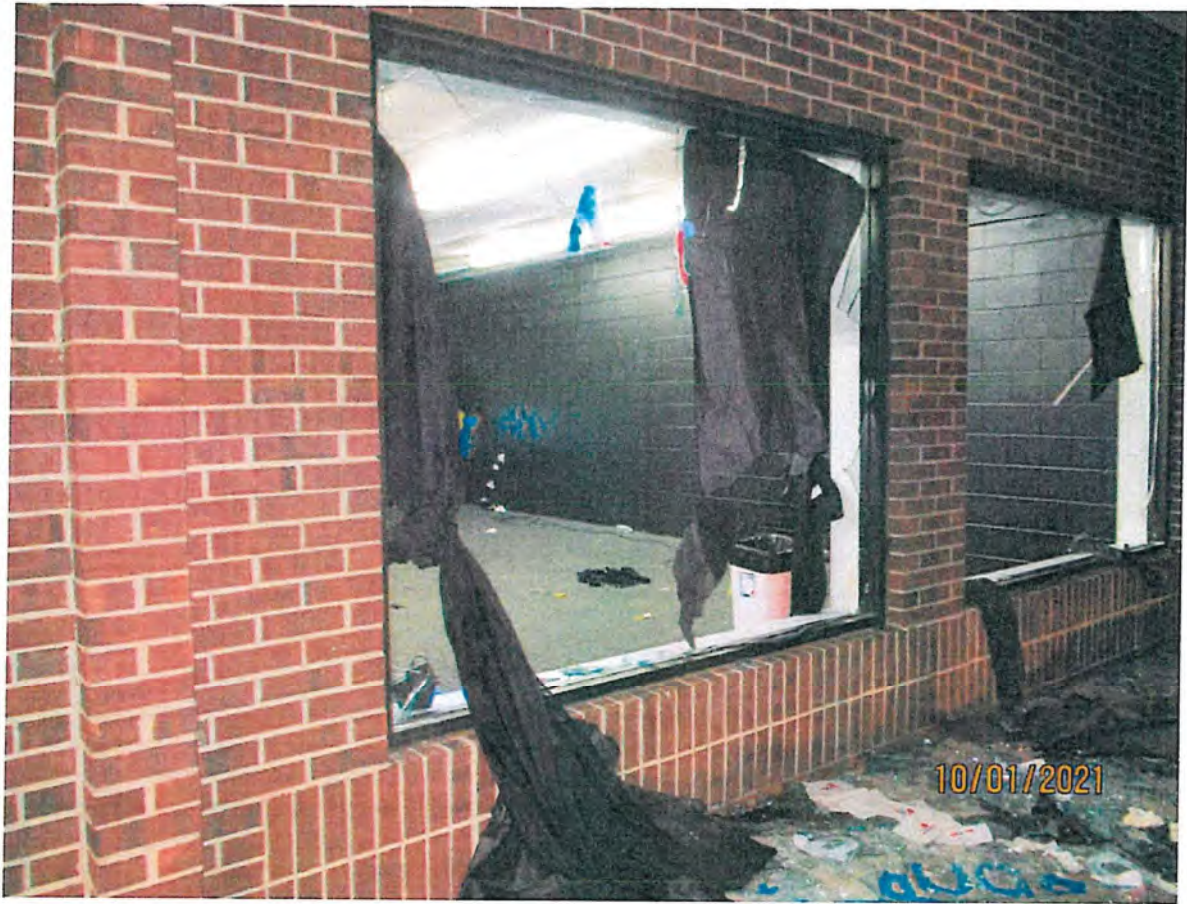
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4377 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

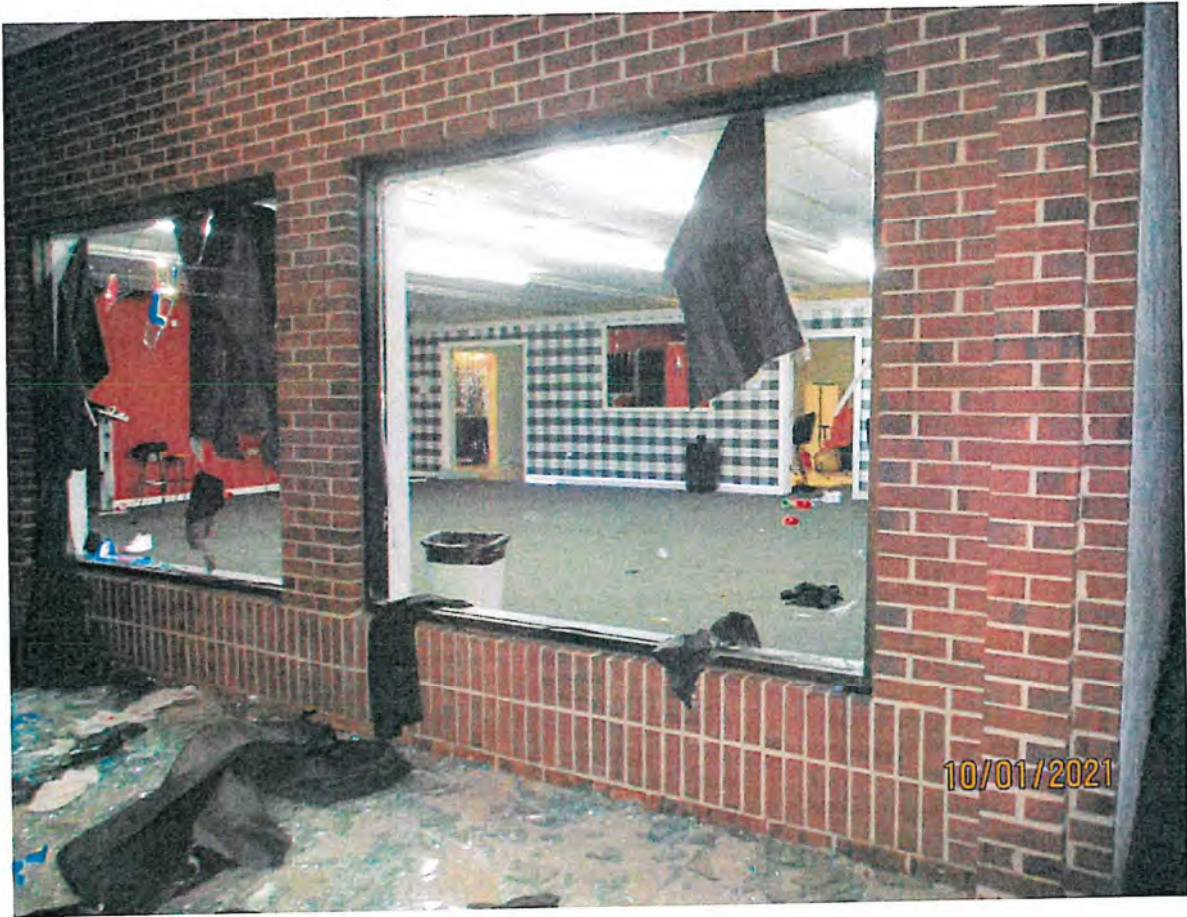
Officer: Dave Klein Dave.Klein@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 - Notices and Orders - a copy of this violation was sent to: **Owner of Record: AFT REALTY L L C, [String.Parcel Owner.AddressDisplayString], ORCHARD LAKE, MI 48323-1506**











3700 S WAVERLY RD LANSING, MI 48911 (Property Address)

Parcel Number: 23-50-40-36-226-123



Item 1 of 28 26 Images / 2 Sketches

Property Owner: AFT REALTY L L C

Summary Information

- > Commercial/Industrial Building Summary

- Yr Built: 1978

- # of Buildings: 2

- Total Sq.Ft.: 25,960
- > Property Tax information found

> 4 Invoices Found, Amount Due: 0.00
- > Assessed Value: \$438,500 | Taxable Value: \$352,089

> 31 Building Department records found

Owner and Taxpayer Information

Owner	AFT REALTY L L C 4480 CRANBROOK TRL ORCHARD LAKE, MI 48323-1506	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	--------------------------

Amount Due

Current Taxes: **\$24,046.96**
[Pay Now](#)

Legal Description

THAT PART OF OUTLOT D, RIVERS EDGE NO. 1, A SUBDIVISION ON THE NORTH 1/2 OF SECTION 36, T4N-R2W, AS RECORDED IN LIBER 4 OF PLATS, PAGE 84, EATON COUNTY RECORDS, CITY OF LANSING, EATON COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT D; THENCE S 00DEG 07' W ALONG THE EAST LINE OF SAID OUTLOT D AND WEST LINE OF WAVERLY ROAD, 717.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00DEG 07' W ALONG SAID EAST LINE OF OUTLOT D AND WEST LINE OF WAVERLY ROAD, 360.02 FEET TO THE SOUTH LINE OF OUTLOT D; THENCE S 89DEG 54'40" W ALONG THE SOUTH LINE OF SAID OUTLOT D, 405.42 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT D; THENCE N 00DEG 07' E ALONG THE WEST LINE OF SAID OUTLOT D, 358.00 FEET; THENCE N 89DEG 37'30" E 405.43 FEET TO THE POINT OF BEGINNING. THE AREA DESCRIBED CONTAINS 3.34 ACRES AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY WHICH MAY OR MAY NOT BE OF PUBLIC RECORD.

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

8/3/2023

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Summer	\$24,857.16	\$810.20	07/24/2023	\$24,046.96	Pay Now

General Information for 2023 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$352,089	S.E.V.	\$438,500
Property Class	201 - COMMERCIAL-IMPROVED	Assessed Value	\$438,500

Tax Bill Number	No Data to Display	Last Receipt Number	00000018
Last Payment Date	07/24/2023	Number of Payments	1

Base Tax	\$24,619.08	Base Paid	\$810.20
Admin Fees	\$238.08	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$24,857.16	Total Paid	\$810.20

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$6,844.61	\$0.00
PUBLIC SAFETY	3.500000	\$1,232.31	\$0.00
LANSING COMM COL	3.769200	\$1,327.09	\$0.00
LANSING SCH DEBT	4.100000	\$1,443.56	\$0.00
LANSING SCH OPER	17.447800	\$6,143.17	\$0.00
LANSING SCH SINK	2.957500	\$1,041.30	\$0.00
INGH INT SCH OP	0.199400	\$70.20	\$0.00
INGH INT SPEC ED	4.738400	\$1,668.33	\$0.00
STATE ED TAX	6.000000	\$2,112.53	\$0.00
EATON CO OPER	5.209600	\$1,834.24	\$0.00
MONTGOMERY DRAIN	0.260000	\$91.54	\$0.00
BOARD UP	0.000000	\$810.20	\$810.20
Admin Fees		\$238.08	\$0.00
Interest Fees		\$0.00	\$0.00
	67.621900	\$24,857.16	\$810.20

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$3,257.82	\$3,257.82	01/26/2023	\$0.00	
2022	Summer	\$21,716.49	\$21,716.49	08/11/2022	\$0.00	
2021	Winter	\$3,072.69	\$3,072.69	01/07/2022	\$0.00	
2021	Summer	\$20,937.53	\$20,937.53	08/10/2021	\$0.00	
2020	Winter	\$3,034.16	\$3,034.16	01/26/2021	\$0.00	
2020	Summer	\$21,405.95	\$21,405.95	08/07/2020	\$0.00	
2019	Winter	\$2,900.44	\$2,900.44	01/23/2020	\$0.00	
2019	Summer	\$20,481.05	\$20,481.05	09/03/2019	\$0.00	

Load More Years

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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appeal process letter 5/10/23

My name is Eugenio Trujillo
from Irma's Cuban Food.

I applied for a transient merchant
license and was denied. I want
to appeal the decision. I will
be applying any addition information
that is needed. Please if there
is anything I can provide in
this appeal process please
let me know. I want to
thank you for the opportunity.
Please feel free to call me
786 370 9811 or email
ahg.jr@yahoo.com

MAY 10 '23 9AM CLERK


Eugenio Trujillo



Chris Swope
Lansing City Clerk

April 28, 2023

Irma's Cuban Food
Eugenio Trujillo
2200 S Cedar St
Lansing MI 48910

RE: Transient Merchant License

Mr. Trujillo,

This letter is to inform you that your application for a transient merchant license has been denied, per the Lansing Police Department, due to findings in your background check.

You may contact Andrew Watkeys at Andrew.Watkeys@lansingmi.gov, for questions regarding your background check.

If you have any questions or concerns, please contact Licensing clerk Tracy Scott, in my office, via email at Tracy.Scott@lansingmi.gov or via phone at 517-483-7830/517-483-4586.

Sincerely,

Chris Swope, CMMC/MMC
Lansing City Clerk



Andy Schor, Mayor

Lansing Police Department

Special Operations Unit

Lieutenant Shawn McNamara

120 West Michigan Avenue

Lansing, MI 48933

Phone: (517) 483-4820

Fax: (517) 483-6003

shawn.mcnamara@lansingmi.gov



Ellery Sosebee, Chief

To Whom it May Concern,

Under the City of Lansing Code of Ordinances 844.04(a), which states *"Upon receipt of an application for a license required by Sections 844.01 to 844.18 copies shall be referred to the chief of Police and the City Treasurer, who shall cause such investigation of the applicant's business and moral character to be made as he or she deems necessary for the protection of public good"*. The Lansing Police Department has conducted an investigation of the applicant Eugenio Trujillo and has found grounds to deny Eugenio Trujillo on the basis of moral character. The background investigation found the Lansing Police Department cannot in good faith believe Eugenio Trujillo will operate a business in Lansing in a lawful manner with the requirements set forth by the City of Lansing, the Ingham County Health Department, and the State of Michigan. The Lansing Police Department has found Eugenio Trujillo has a pattern of behavior over time of violating civil laws and criminal laws. As well as, dishonesty during the application process in the disclosure of convicted crimes.

The following are the facts found that brought the Lansing Police Department to this determination:

- Dishonesty on the application, Lansing City Ordinance 844.14(a)(1).
 - o Eugenio Trujillo advised he has never been convicted of any crime
 - o LPD has found information stating that Trujillo was convicted of crimes in Florida.
- 04/13/2023, Wayne Metro Airport PD / 34th District Court Prosecutor signed warrant for firearm charges for Trujillo.

"Capital City's Finest"



Andy Schor, Mayor

Lansing Police Department

Special Operations Unit

Lieutenant Shawn McNamara

120 West Michigan Avenue

Lansing, MI 48933

Phone: (517) 483-4820

Fax: (517) 483-6003

shawn.mcnamara@lansingmi.gov



Ellery Sosebee, Chief

- Arrest on 04/07/2022 by Wayne Metro Airport Police Department for attempting to carryon luggage containing a loaded firearm and \$49,394.00 US Currency carried in a suspicious manner with a police canine positive test for the odor of narcotics.
 - o The investigation conducted by WMAPD found the currency was being stored in a plastic bag separated into stacks utilizing rubber bands.
 - It is the knowledge of the Lansing Police Department that narcotics dealers, money carriers and criminals trafficking of narcotics will carry in this manner.
 - o The investigation conducted by WMAPD found Trujillo did not have a valid CPL and was illegally concealing a firearm.
 - It is the knowledge of the Lansing Police Department that narcotics dealers, money carriers and criminals trafficking of narcotics will carry a firearm for the purpose of protection of themselves, their product, and their income from the trafficking of narcotics.
 - o The investigation conducted by WMAPD found when Trujillo was questioned about the police canines positive alter to narcotics odor on the money Trujillo became irate.
 - o The investigation conducted by WMAPD found Trujillo stated he was in Michigan making a cash transaction with a customer for his Hydroponic Supplies business. Trujillo could not provide the location of the transaction and did not have an invoice or receipt of the transaction.
 - It is the knowledge of the Lansing Police Department that when someone is generally vague and evasive when asked questions about their actions it means they are likely hiding something. It is also known that businesses owners selling supplies that are used for the furtherance of a legitimate

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Andy Schor, Mayor

Lansing Police Department

Special Operations Unit

Lieutenant Shawn McNamara

120 West Michigan Avenue

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shawn.mcnamara@lansingmi.gov



Ellery Sosebee, Chief

business would have an invoice or receipt detailing the transaction for the proper financial tracking of the business's expenses and income.

- The investigation conducted by WMAPD found when Trujillo was questioned about the name of the customer, he became irate.
 - It is the knowledge of the Lansing Police Department that if a business owner was making a transaction with a customer of a value of upwards of \$50,000. The business owner would know the name of the customer.
- The investigation conducted by WMAPD found Trujillo was in possession of four cellphones.
 - It is the knowledge of the Lansing Police Department that narcotics dealers, money carriers and criminals trafficking of narcotics will carry more than one phone on them. It is also known that being in possession of four phones is an excessive amount for the regular everyday person.
- The investigation conducted by WMAPD found Trujillo had purchased a one-way ticket out of Lansing two hours before departure.
 - It is the knowledge of the Lansing Police Department that narcotics dealers, money carriers and criminals trafficking of narcotics will often purchase one-way air travel tickets within a narrow time constraint to the time of departure to decrease the footprint of their travel.
- The investigation conducted by WMAPD found Trujillo had financial records from numerous banks reporting suspicious activity and was flagged by numerous institutions for conducting large amount of cash deposits without any source as to where the money came from. Trujillo also made numerous deposits into different bank accounts below the reporting threshold to evade suspicion.

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Andy Schor, Mayor

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Special Operations Unit

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shawn.mcnamara@lansingmi.gov



Ellery Sosebee, Chief

- It is the knowledge of the Lansing Police Department that narcotics dealers, money carriers and criminals trafficking of narcotics will often conduct large cash deposits without a known source, utilize multiple banking institutions and bank accounts to evade detection when attempting to launder money between states.
- On 07/19/2018, Trujillo was cited for failing to stop at a stop light. Trujillo was found guilty.
- On 01/06/2015, Trujillo was cited in Florida for Operating a Motor Vehicle / Using a Mobile Homes with an Expired Registration. This citation was paid as a civil penalty.
- On 11/15/2014, Trujillo was arrested for Felony Battery and Damage to property. Disposition of this is unknown.
- On 05/27/2013, Trujillo was charged in Florida for Willful and Wanton Reckless Operation of a Vessel. Trujillo was found guilty in court. This is a misdemeanor in the State of Florida and Michigan.
- On 01/28/2011, Trujillo was cited in Florida for speeding. This citation was paid as a civil penalty.
- On 10/02/2010, Trujillo was cited in Florida for not wearing a seat belt while driving. This citation was paid as a civil penalty.
- On 07/02/2009, Trujillo was cited in Florida for an expired driver's license and not wearing a seat belt while driving. This citation was paid as a civil penalty.
- On 02/24/2007, Trujillo was cited in Florida for Operating a Motor Vehicle / Using a Mobile Homes with an Expired Registration. This citation was paid as a civil penalty.

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Andy Schor, Mayor

Lansing Police Department

Special Operations Unit

Lieutenant Shawn McNamara

120 West Michigan Avenue

Lansing, MI 48933

Phone: (517) 483-4820

Fax: (517) 483-6003

shawn.mcnamara@lansingmi.gov



Ellery Sosebee, Chief

- On 07/17/2002, Trujillo was arrested for Constructive Possession of a Controlled Substance and Delivering to a Minor or Hire as Agent in Sale. This disposition of this is unknown.
- 08/12/1999, Trujillo was charged with Grand Theft \$300 to \$5,000. Trujillo received 2 years probation. This is a Felony in the State of Florida and Michigan.
- 04/23/1999, Trujillo was charged with an Open Alcohol Container in a Vehicle, a narcotic violation and a probation violation. Trujillo received 6 months probation.
- 11/23/1998, Trujillo was charged with Trespassing. In the disposition, Trujillo had to pay fines and costs.

Ofc. Andrew Watkeys, Badge #66

Police Officer

Lansing Police Department – Special Operations Section



Ellery Sosebee, Chief

“Capital City’s Finest”

Scott, Tracy

From: Watkeys, Andrew
Sent: Monday, April 24, 2023 12:13 PM
To: Scott, Tracy
Subject: RE: Transient Merchants
Attachments: Irma's LPD Denied.pdf

Tracy,

LPD has denied the license for Irma's per the findings in the background check.

Officer Andrew Watkeys

Police Officer - Regulatory and Licensing

Lansing Police Department – Special Operations Section

124 W. Michigan Ave. | Lansing, MI 48966

O: (517) 483-4827 | E: andrew.watkeys@lansingmi.gov

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



Ellery Sosebee, Chief

From: Scott, Tracy <Tracy.Scott@lansingmi.gov>
Sent: Friday, April 14, 2023 12:58 PM
To: Watkeys, Andrew <Andrew.Watkeys@lansingmi.gov>
Subject: Transient Merchants

Hello Andrew,

Attached are 3 transient applications, for review.

Thanks much!

Tracy Scott | pronouns: She/Her/Hers
Election and Licensing Clerk
Lansing City Clerk's Office

Chris Swope, MMC/MiPMC
Lansing City Clerk

City Hall/Main Office | 124 W. Michigan Ave. | 9th Floor | Lansing MI 48933

Elections Unit/Marijuana Licensing | 2500 S. Washington Ave. | Rear Entrance | Lansing MI 48910

Main: (517) 483-4131 | Fax: (517) 377-0068

Direct: (517) 483-7830

tracy.scott@lansingmi.gov

Dear Officer Watkeys,

I am writing to you today regarding the denial of my transient license application due to my criminal record. I understand that my past mistakes may have caused concern, but I would like to bring to your attention that the charges against me were dropped and settled. I have attached a letter with proof of the same for your reference.

I would like to respectfully request that you reconsider your decision to deny me a transient license. I understand that trust and safety are of utmost importance in your line of work, and I assure you that I have learned from my mistakes and am committed to being a law-abiding citizen.

Obtaining a transient license is critical for my livelihood, and I have taken all necessary steps to ensure that I am fully qualified for this license. I have completed the required training and possess all the necessary documentation.

I hope that you will take my request into consideration and grant me the opportunity to prove myself. I assure you that I will abide by all laws and regulations and will conduct myself with the utmost professionalism.

Thank you for considering my request. I look forward to hearing from you soon.

Sincerely,
Eugenio Trujillo

April 4, 2023

Eugenio Trujillo
2200 South Cedar Street
Lansing, MI 48910

RE: Plan Review Approval for Irma's Cuban Food, Special Transitory Food Unit; STFU-368

Dear Mr. Trujillo:

The project submittal received on February 15, 2023, along with additional information received during our telephone consult on March 30, 2023, for Irma's Cuban Food, Special Transitory Food Unit (truck), has been reviewed in accordance with Michigan Food Law, Act 92 P.A. 2000, as amended. The project submittal appears to meet our approval with the following comments and/or stipulations:

1. Submit the Food Service License Application (enclosed) and license fee of \$152 to this department prior to the Pre-Opening Inspection date.
2. The MI Food Law requires Food Protection Manager's Certification. Ensure that proper certification is posted inside the trailer at the time of the Pre-Opening Inspection.
3. Standard Operating Procedures (SOP's) are required to be kept on site as part of the operation. Thank you for submitting the SOP's to this department. At this time, your SOP's appear to be accurate and complete. If at any time you choose to revise your SOP's or change the menu, be sure to get prior approval from this department. A copy of the approved SOP's will be given to you at your pre-opening evaluation. Please keep a copy of the approved SOP's with you during operation for review and training purposes. Additionally, in order to be approved for license renewal each subsequent year after the initial license, the SOP's must be made available upon request by any evaluator, as outlined in the Michigan Food Law.
4. The plumbing system must adhere to the Michigan Plumbing Code, where applicable. To protect the municipal water supply, as well as the consumable water within the unit, proper back-flow prevention is needed on any water connection. If a water hose is to be connected between a municipal supply and the trailer during holding tank fill, and the hose is not immediately disconnected, proper back-flow prevention will be required on the water inlet. Cross-connections between the municipal supply and the unit, or the unit and any other source of contamination, will not be allowed.
5. Once approved to open and operate by this department, you must notify the local health department where you plan to set up and operate, of the dates and hours of service, before serving food within their jurisdiction. The notification is to be in writing. A Notice of Intent form is available for use and is to be submitted to the local health department not less than 4 business days before the event/operation date.

Eugenio Trujillo
April 4, 2023
Page 2

6. While in operation, you must request and receive 2 paid evaluations per licensing year generally spaced over the span of the operating season. Please obtain your 2 paid evaluations by **April 30** each year. If you fail to obtain 2 paid evaluations by this date, your STFU license will not be renewed, and there is a one year operational penalty under the law.
7. If a paid evaluation has been performed outside of Ingham County, send a copy of the evaluation report to Ingham County Health Department, Environmental Health, within 30 days and no later than April 30 of each year.
8. If you fail to comply with any of the requirements of the food code/food law, you may be ineligible for licensure as a special transitory food establishment for the following licensing year and must apply for a temporary or other type of food establishment license.

Prior to opening and operating from your new special transitory food unit (trailer operation), a Pre-Opening Inspection must be conducted. **Please contact me at 517.819.1056 or athomas@ingham.org to schedule your pre-opening inspection.** A pre-opening checklist is enclosed to help prepare you for the evaluation. If there are changes to plans and/or menu, you must get approval before these changes are implemented.

Representatives from this office or any state or local health department within the State of Michigan may make periodic visits to ascertain compliance with Michigan Food Law. Should you have any questions, or need assistance, please feel free to contact this office. **Please remember that our approval and license are separate from any local or state, building or fire inspections and/or permits which you may need. Be sure to check with city and township clerks to determine if additional licensing/permitting is needed to comply with ordinances in their jurisdictions.**

Sincerely,

Amy E. Thomas, REHS/RS
Sanitarian II

Enclosure: Food Service Establishment License Application; Pre-Opening Checklist

cc: Plan Review File: STFU-368



KYM L. WORTHY
PROSECUTING ATTORNEY

DONN FRESARD
CHIEF ASSISTANT

DARYL CARSON
CHIEF OF STAFF

COUNTY OF WAYNE
OFFICE OF THE
PROSECUTING ATTORNEY
DETROIT, MICHIGAN

1200 FRANK MURPHY HALL OF JUSTICE
1441 ST. ANTOINE STREET
DETROIT, MICHIGAN 48226-2302
TEL: (313) 224-5831
FAX: (313) 224-7412

September 02, 2022

FULL AND FINAL SETTLEMENT AGREEMENT AND RELEASE OF CIVIL CLAIMS REGARDING \$40,260.00 U.S. CURRENCY, SEIZED BY THE DETROIT METRO AIRPORT POLICE DEPARTMENT CASE NO. 22-09422 PURSUANT TO THE DRUG ASSET FORFEITURE ACT, WAYNE COUNTY PROSECUTOR'S OFFICE FFN 18588

WHEREAS for valuable and mutual consideration, the adequacy of which are acknowledged by the signing of this three-page settlement agreement and release of claims between Eugenio Trujillo (hereinafter "Claimant") by and with representation of counsel Maurice C. Davis and the People of the State of Michigan, this agreement is made to bind the Claimant and the People (collectively, the "Parties") to the following terms;

WHEREAS the undersigned Claimant and/or duly authorized agent also acknowledges that the Wayne County Prosecutor's Office has fully informed Claimant of the opportunity to contest this matter before a court of competent jurisdiction and raise any and all constitutional and legal questions but instead waives that opportunity and has freely decided to resolve this forfeiture matter out-of-court;

WHEREAS the Parties mutually agree to settle this matter out-of-court and in this settlement agreement and release of civil claims presents the final and binding terms of settlement and full accord and satisfaction in the civil *in rem* drug asset forfeiture action concerning the \$40,260.00 U.S. Currency (hereinafter "Defendant Property") validly seized by the Detroit Metro Airport Police Department under Case No. 22-09422;

IT IS HEREBY STIPULATED BETWEEN THE PARTIES that Claimant is the owner of the seized Defendant Property and acknowledges said property was validly seized by the Detroit Metro Airport Police Department on April 07, 2022.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that Claimant acknowledges receipt of valid formal notice and process, that the Defendant Property was seized pursuant to MCL 333.7521, et seq. and is subject to forfeiture, and that the Claimant waives any and all further formal process of MCL 333.7521, et seq.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that Claimant freely, knowingly, and voluntarily waives any requirement for a criminal charge or conviction under MCL 333.7521a.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that \$8,260.00 of the Defendant Property shall be forfeit to the budgetary authority for the Detroit Metro Airport Police Department.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that \$32,000.00 of the Defendant Property shall be returned by the budgetary authority for the Detroit Metro Airport Police Department to Maurice C. Davis care of Claimant Eugenio Trujillo by mailing a check to:

27600 Northwestern Hwy, Ste 215, Southfield, MI 48034

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that the budgetary authority for the Detroit Metro Airport Police Department shall remit \$826.00 to the Wayne County Prosecutor's Office as reimbursement for attorneys' fees.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that this settlement agreement represents the complete settlement of any forfeiture and all civil claims between these parties and upon the signing of this agreement hereby mutually release, acquit, and discharge one another, including their agents, servants, elected/appointed officials, officers, heirs, and assignees from any and all claims, causes of action, liabilities, damages, or losses, whether known or unknown, real or imaginary, which they may have or perceive themselves to have against one another as a result of any of the activities which were subject of the associated investigation or occurred incident thereto or arising out of circumstances of the seizure of the defendant property in this referenced incident number.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that the People will not institute or maintain any other civil in rem action against the Defendant Property arising out of this matter.

IT IS FURTHER STIPULATED BETWEEN THE PARTIES that the seizing agency may retain the property for official use, sell that which is not required to be destroyed by law and which is not harmful to the public, pay for proper expense of the forfeiture proceeding, donate lights for plant growth or scales to schools for educational purposes, direct that the funds or a portion of the funds it would otherwise have received be paid to nonprofit organizations whose primary activity is to assist law enforcement agencies with drug-related criminal investigations and obtaining information for solving crimes. The money forfeited and derived from the sale of forfeited items and all interest and other earnings on money received by the seizing agency shall be used exclusively to supplement any law enforcement efforts as provided in MCLA 333.7524.

WHEREFORE the Parties hereby voluntarily enter into this agreement and with full understanding of its terms and binding effect and further agree to the form and content of this three-page agreement signed on this 2nd day of September, 2022 (FFN 18588).



Fadi Yaldo (P74098)
Assistant Prosecuting Attorney
Wayne County Prosecutor's Office
1441 St. Antoine, 12th Floor
Detroit, MI 48226
Phone: (313) 967-6934

/s/ Maurice Davis

Maurice C. Davis (P76203)
Attorney for Claimant
Davis Law Group
27600 Northwestern Hwy, Ste 215
Southfield, MI 48034
Phone: (313) 818-3238



Irma's Cuban food

Chris Swope
Lansing City Clerk

Eugenio
Trujillo

Transient Merchant License Application

(City Codified Ordinances – Chapter 844.01 – 844.99)

https://library.municode.com/mi/lansing/codes/code_of_ordinances?nodeId=COOR_PT8BURETACO_TIT2BURE_CH844PESOTRME

Applicant Checklist: (Ensure All Items Completed)

Payment: ☒

Notarized: ☒

Additional Requirements: ☒

Treasury Form Complete: ☒

Application Complete: ☒

Notarization can be done
in City Clerk's office.

ANNUAL NON-REFUNDABLE LICENSE FEE:

\$150.00 per Location

BACKGROUND CHECK FEE: \$25.00 per person to be licensed.

ADDITIONAL REQUIREMENTS:

- Fingerprints (may be obtained in LPD office).
- Two small size 2" X 2" photos (photos can be taken in Clerks Office for \$10).
- If you are working for someone else, you must furnish credentials showing your legal authority to act as a representative for them.

Transient merchant, itinerant merchant or itinerant vendor means any person, whether as owner, agent, consignee or employee, whether a resident of the City or not, who engages in a temporary business of selling and delivering goods, wares and merchandise within the City, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad box car, boat, hotel room, lodging house, apartment, shop, street, alley or other place in the City, for the exhibition and sale of such goods, wares and merchandise, either privately or at public auction. Such definition shall not be construed to include any person who, while occupying such temporary location, does not sell from stock, but exhibits samples only for the purpose of securing orders for future delivery. The person so engaged shall not be relieved from complying with Sections 844.01 to 844.18 merely by reason of association temporarily with any local dealer, trader, merchant or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of, any local dealer, trader, merchant or auctioneer.

(Ord. No. 1139, § 1, 5-4-09)

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • 517-377-0068 FAX
www.lansingmi.gov/clerk • city.clerk@lansing.mi.gov

Business Name Irma's Cuban Food		Business Phone Number 786 370 9811	
DBA			
Business Address 2200 South Cedar St	City Lansing	State, Zip Michigan, 48910	
Business Owner Eugenio Trujillo		Owner Phone Number	
Owner Address 2200 South Cedar St	City Lansing	State, Zip Michigan, 48910	
Owner Email Address ahg.ira@yahoo.com			

Same as above: ☐

Applicant Name		Applicant Phone Number	
Applicant Address	City	State, Zip	
Applicant Email Address		Applicant DOB (MM/DD/YY)	

Applicant Height [REDACTED]	Applicant Weight [REDACTED]
Applicant Hair Color [REDACTED]	Applicant Eye Color [REDACTED]

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Vehicles to be used:

Make Ford	Model	Color
License Plate	Vin #	
Make	Model	Color
License Plate	Vin #	

Anticipated/Desired Starting Date: _____

Length of time: _____

☐ All other appropriate licenses or certifications required by law to conduct this business have been obtained.

Have you ever been convicted of any crime, misdemeanor, or violation of any municipal ordinance?

☐ Yes ☒ No

If yes, what was the nature of the offense and what penalty was imposed?

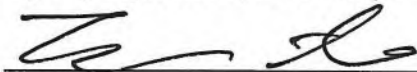
Describe the nature of the business and the goods to be sold. **Food truck**
/ Cuban food / Sandwiches

If goods to be sold are farm or orchard products, were they produced or grown by you? ☐ Yes ☒ No

Please state (1) where the goods to be sold are manufactured or produced, (2) current location of goods, and (3) proposed method of delivery.

Cosco, Gordons, Meyer's

By my signature, I swear (or affirm) that all information provided in this application is true.


APPLICANT'S SIGNATURE

4/13/23
DATE

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NOTARY USE ONLY

*Irma's
Cuban Food*

Subscribed and sworn to before me by Eugenio Trujillo on this
day (MM/DD/YYYY) 4/13/23, acting in the County of Ingham,
Michigan.

Signature of Notary Tracy L. Scott

Printed Name of Notary Tracy L. Scott

County of Notary Commission Ingham

Commission Expiration Date 4-14-27

TRACY L. SCOTT
Notary Public, State of Michigan
County of Ingham
My Commission Expires Apr. 14, 2027
Acting In the County of _____

OFFICIAL USE ONLY

Approvals:

Police Department

Date

Sgt. Desiree Kirkland
City Treasurer

4/17/23
Date

OFFICIAL USE

Amount paid: ~~200.00~~ 175.00

Date paid: 4/13/23

License #: 5853

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NOTARY USE ONLY

*Irma's
Cuban Food*

Subscribed and sworn to before me by Eugenio Trujillo on this
day (MM/DD/YYYY) 4/13/23, acting in the County of Ingham,
Michigan.

Signature of Notary Tracy L. Scott
Printed Name of Notary Tracy L. Scott
County of Notary Commission Ingham
Commission Expiration Date 4-14-27

TRACY L. SCOTT
Notary Public, State of Michigan
County of Ingham
My Commission Expires Apr. 14, 2027
Acting in the County of

OFFICIAL USE ONLY

Approvals:

Police Department

Roseiro O. Khaled

City Treasurer

Date

4-17-23

Date

OFFICIAL USE

Amount paid:

^{15.}
~~\$200.00~~ \$175.00

Date paid:

4/13/23

License #:

5853

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Additional Information for Transient Merchant License

List each location where business will be conducted.

2200 South Cedar Street, Lansing, Michigan
48910

State the name of person having management or supervision of the applicant's business, their local and permanent address.

Eugenio Trujillo
2200 South Cedar Street, 48910

List any place, other than the permanent place of business, where you conducted transient business within the last six months.

NONE, New Business

What are the nature, character, and quality of items to be sold or offered for sale?

Cuban Sandwiches, Steak sandwich,
Pork. sandwiches, water and soda

Will items be sold from stock in possession or will orders be taken for future delivery?

We will buy in the morning from
vendor's

What is the nature and character of any advertising?

word of mouth

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Chris Swope
Lansing City Clerk

Criminal History Conviction Record Check Authorization

As part of the Licensing process, we need you to complete the background and criminal history record check authorization below. This information must be returned with your application to the Lansing City Clerk's Office, 9th Floor City Hall, 124 W. Michigan Ave., Lansing, MI 48933. Please call us at (517) 483-4133 if you have any questions.

Complete a separate form for each individual subject to background check.

Date: 4/13/23

I Eugenio Trujillo authorize the release of any and all information from any appropriate agency regarding my criminal conviction history to the Lansing City Clerk's Office. I understand that my ethnicity, date of birth, sex and my age will not be made a part of my Application and that none of these four (4) items will be considered in the review of my License.

I acknowledge that a complete full background investigation, including, but not, limited to a State Police Criminal Conviction Record Check will be done.

I further understand that the Lansing City Clerk's Office has the right to deny my License based upon the results of this investigation.

(Please Print Clearly)

Full Name: Eugenio Trujillo
First Middle Last Maiden/Other

Date of Birth: [REDACTED] Sex: M Race: Hispanic

Social Security No [REDACTED] Driver's License # [REDACTED]

List all names ever used: _____

[Signature]
Signature

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CITY TREASURER * INCOME TAX DIVISION
(517) 483-4121 (517) 483-4114

1ST Floor – City Hall
124 West Michigan Avenue
Lansing MI 48933

ANDY SCHOR, MAYOR

LANSING TREASURY INFORMATION REQUEST

Complete a separate form for each individual subject to verification

Applicant/Employee Information

Name: Eugenio Trujillo
Home Address: 2200 South Cedar Street
Since 2019
Daytime Phone Number: 786 370 9811
Social Security #: [REDACTED]
Driver's License #: [REDACTED]
Date of Birth: 05 [REDACTED]

Employer/Business Information

Corporate Name: Irma's Cuban Food
Doing Business As: [REDACTED]
Address: 2200 South Cedar Street
Lansing, Michigan, 48910
Business Phone #: 786 370 9811
Federal Employer Identification #: Corporations Division filling [REDACTED]

Do you, or any of these businesses, owe the City money for any reason? Yes no

If Yes, for what reason? [REDACTED]

Name of any other Lansing area business in which your ownership participation exceeds 25% Yes / Advanced Hydro Gardens Supplier

[Signature]
Signature

4/13/23
Date

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BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Eugenio Trujillo applied to the City Clerk for a transient merchant license for a food truck (Irma's Cuban Food) to be located at 2200 South Cedar Street, Lansing, MI 48910; and

WHEREAS, the transient merchant license was denied, per the Lansing Police Department, due to findings in their background check; and

WHEREAS, Eugenio Trujillo appealed that license denial to City Council, which held a public hearing on June 10, 2023, notice for which was sent to the appellant who was afforded an opportunity to be heard; and

WHEREAS, following the public hearing, the appeal of the license denial was presented to the City Council Committee on City Operations. The Committee met on August 14, 2023 and _____ the appeal for a transient merchant license for a food truck (Irma's Cuban Food) to be located at 2200 South Cedar Street.

THEREFORE, BE IT RESOLVED, the City Council, hereby _____ the appeal of Eugenio Trujillo for a transient merchant license for a food truck (Irma's Cuban Food) to be located at 2200 South Cedar Street, Lansing, MI 48910.

BE IT FURTHER RESOLVED, that the City Clerk shall take the appropriate steps to formally _____ the transient merchant license.