



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,
JULY 27, 2023

The July 27, 2023 meeting of the City of Lansing Demolition Board was called to order at 6:00 p.m. by W. Allen. The following members were in attendance:

MEMBERS ABSENT: None

STAFF PRESENT: Walter Allen, Lynne Puente, Christina Torres

PUBLIC PRESENT: Tracy Kecskes, Kehinde Ogundipe, Neil Wright, Dan Backus, Mary Hausbeck, Lethorn Irving II, Kevin Roragen, Clarence Hooker, J. Latif Baig, Robin Keene, Curtis Kelly, James E Cartier, Martin Hooker

OLD BUSINESS: Minutes from the June 22, 2023 Demolition Board Meeting

Demolition board members Joe Vitale and Dave Muylle read the minutes from the June 22, 2023 meeting Joe Vitale made the motion to approve Dave Muylle seconded the motion.

Case No: D2023-012 Address: 619 W. Mt. Hope Ave.

W. Allen read the case overview sheet for the board. This property was tabled from the June 22, 2023 meeting. The owner was not present for this meeting. L. Puente informed the board member he was notified permits have not been applied for any of the requested repairs.

D. Muylle ruled: 30 days Make Safe or Demolish.

Case No: D2023-004 Address: 1007 Porter St.

W. Allen read the case overview sheet for the board. J. Latif Baig an attorney for the bank was in attendance for tonight's meeting. Mr. Baig informed the board that the bank has not made a final decision they have received bids for the repairs and or demolition. W. Allen and L. Puente told Mr. Baig that the demolition bids they received are extremely high they may want to contact other demolition contractors. Mr. Baig stated the both Elizabeth Abood-Carrol both agreed they were going to request bids from different contractors. Mr. Muylle asked if we were to table the case for another 30 days will the bank have made a final decision on what they want to do with the property. Mr. Baig stated he hopes so they have been advising the bank the demolition board will need a decision soon.

D. Muylle ruled: Tabled 30 Days.

New Business:

Case No: D2023-023

Address: 500 N. Butler Blvd.

W. Allen read the case overview sheet for the board and noted this is a commercial building. Building & Electrical Permits were issued in 2020 and are now expired the property has been tagged since 2007 the estimate of repairs is \$228,994. The owners are present for the meeting Kevin Roragen from Foster, Swift & Collins was present for the owner Mary Hausbeck who was in attendance as well as Mr. Lethorn Irving II. Ms. Hausbeck addressed the board she informed them they had started working on the project however when COVID hit all work stopped. Ms. Hausbeck stated they have had a big impact on the westside they own multiple properties in the area they have fixed up several properties. Ms. Hausbeck stated she remembers with the property was a 5 unit there was lots of drug activity at the property it had a negative impact on the area she purchased the building as it was adjacent to other properties they own. Ms. Hausbeck stated they replaced the roof and completed interior demo. They partnered with architects back in 2019 for the overall project. They worked on completing windowsill repairs begun tuck pointing which they completed right before the shutdown. Her electrician died his son has taken over the business she will be using him for the project. Ms. Hausbeck was stated she was surprised when they received the demolition order. She was upset as Code Enforcement recently completed a new inspection, she thought she would be given a detailed list of repairs. They have sold several of their homes all of which are now homeowner occupied homes. She stated they are selling 810 W. Lapeer tomorrow this home will also be a homeowner occupied dwelling. Their intention is to take the dwelling from 5 units down to 2. Mr. Vitale stated they have a good history of moving forward he is willing to table the property for 30 days this will give them time to have their building get on board with the Building Safety Department. Mr. Vitale stated we don't need to order a demolition at this time. Mr. Lethorn asked about time frames he requested a 60-day extension they are getting with organizations for funding. Mr. Vitale stated that some of the other cases have been before the board already and were tabled 60 days as they completed what was asked of them at the previous meetings. Mr. Vitale, they need to show they are moving forward drawings and Building Permits are not a huge cost. If they come back to the next and they can show activity, they can give longer extensions. Mr. Muylle stated the board understands how hard it is how hard it can be just to get a return phone call from the Building Department he understands that they are trying, and the board understand that they love the building. Mr. Vitale stated that the board wants to make clear that at least the plans for the project are completed they can come back to the next meeting in 30 days to inform the board of their progress.

J. Vitale ruled: Tabled until August 24, 2023.

Case No: D2023-020

Address: 123 Isbell St.

W. Allen read the case overview sheet for the board Mr. Allen noted that no permits are in place this is the oldest Red Tagged property in the City of Lansing, the estimate of repairs is \$59,700.00. Mr. Backus the owner is present he addressed the board and stated he has owned this property for over 30 years. Mr. Backus stated he was 95 percent completing the original repairs when a water line burst there was at least 2 feet of water in the basement. Mr. Backus stated he then decided to convert the property from a 2 unit to a single family dwelling he stated he has all new electrical & plumbing he is almost completed. Mr. Muylle informed him if the permits were not completed prior to BS&A he may have to apply for new permits. Mr. Muylle agreed with Mr. Backus he stopped by the property the exterior is well kept. Mr. Backus stated the property has been vacant since 2003 his intention is to finish the project and sell the home. Mr. Muylle reminded him since it is not a homeowner occupied home, he will need license contractor to pull the permits he will need a builder to pull the Building Permit prior to any trade permits being issued. Mr. Van Fossen stated he would hate to see him have to open things back up. Mr. Muylle stated we know that you want to do the right thing with the home.

D. Muylle ruled: Tabled until September 28, 2023.

Case No: D2023-015

Address: 3738 Stoneleigh Dr.

W. Allen read the case overview sheet for the board. This property was fire damaged in 2022 the owner of record is deceased his estate was in probate the executor for the estate is in the process of selling the property. Robin Keene is present for the meeting she noted to the board they are now the legal owners of the property they have building plans & electrical permits submitted to the Building Safety Department. Mr. Vitale stated they have surpassed the expectations of what the board had asked of them at the previous meeting.

J. Vitale ruled: Tabled until September 28,2023.

Case No: D2019-014

Address: 1519 Linval St.

Walter Allen read the case overview sheet for the board and noted this property is not a fire damaged property. L. Puente informed the board that Mr. McKissic called the office late this afternoon and stated that he would not be able to attend tonight's meeting his wife had recently had surgery he needed to stay home to attend to her. L. Puente also informed the board there has been no changes on the Building, Electrical & Plumbing permits they are all issued no inspections.

D. Muylle ruled: Tabled until August 24,2023

Case No: D2023-011

Address: 204 E. Cavanaugh Rd.

W. Allen read the case overview sheet for the board. The owner Tracy Kecskes is present for the meeting Building, Electrical & Plumbing are all issued however they have not had any inspections. The owner noted the new roof has been completed they will be calling for ruff inspections soon. Mr. Vitale informed the owner that he is willing to table the property the owner asked Mr. Vitale for a 6-month extension. Mr. Vitale denied this request as the demolition board needs to see movement. Mr. Vitale informed the owner that he needs to press his contractors for ruff inspections by the next meeting Mr. Kecskes stated he would pass that information along to his contractors. Mr. Kecskes stated that all the old electrical & plumbing have been removed the new equipment is in.

J. Vitale ruled: Tabled until August 24,2023

Case No: D2023-018

Address: 4623 Hughes Rd.

W. Allen read the case overview sheet for the board. The owner Curtis Kelly is present he informed the board that he has completed the exterior repairs. He needs to pay \$243.00 to have the building permit reinstated. The permit will be a homeowner permit. Mr. Muylle asked him how long before the trade permits will be applied for. Mr. Kelly stated he hoped to have those permits applied for in the next month or so.

D. Muylle ruled: Tabled until September 28,2023

Case No: D2023-017

Address: 1212 Parkview Ave.

Walter Allen read the case overview sheet for the board and noted that the property is fire damaged. Bell Oak Inc. is the owner for the property. Several people from Bell Oak Inc. and their general contractor Neil Wright were present for the meeting. Mr. Ogundipe informed the board that they have been working on the property. Mr. Muylle informed him that he had been to the property and could see that there has been a lot of work done to the property however it was done without permits & inspection. Mr. Ogundipe & Mr. Wright agreed they need to apply for permits and call for inspection. Mr. Ogundipe stated that they will have all trade permits in place within 30 days. Mr. Wright stated it has been hit & miss on finding trade contractors they feel comfortable doing the work and availability of the contractors has also been an issue. Mr. Ogundipe's engineer said they all have developed a plan for this project., the home will be a CMH residential home for the mentally challenged.

Case No: D2023-021

Address: 1232 N. Washington Ave.

W. Allen read the case overview sheet for the board Mr. Allen stated the property has been tagged since 2011 the estimate of repairs is \$43,600.00. The owner Mr. Clarence Hooker is in attendance along with his brother. Mr. Van Fossen asked Mr. Hooker to bring him up to speed with the home. Mr. Hooker stated he has an electrical contractor he has a long list of minor things he has been working on he stated a 60-day extension would be perfect for him to decide what he can do. Mr. Hooker stated he just retired from MSU he thinks it would be shameful to tear the home down. Mr. Hooker stated he purchased the home in 2011 and had problems with the city sewer system he is waiting on his retirement so that he can work on the home. Growing up he wanted to be a builder he is available now he thinks maybe he or his children can occupy the home. His main intent is not having the home torn down. He had Chief Electrical Inspector Brian Carter come thru he pointed out some dangerous items he has been addressing those items. Mr. Vitale pointed out that he needs a license contractor for the project he doesn't believe Mr. Hooker understands the process. Mr. Van Fossen stated he needs licensed contractors a builder would be able to manage the project for him. Mr. Van Fossen explained the difference between building and trade permits. Mr. Vitale informed Mr. Hooker once you open walls you now need to bring the electrical up to current code, a builder is responsible he may be able to work then electricians and plumbers all may be required you may decide at that point not to move forward. Mr. Hooker and his brother asked if they were going to be given time to figure out the project. Mr. Allen stated the City of Lansing will not take the liability to pick out the items that are needed this is the responsibility of the contractors that you hire. Mr. Van Fossen noted he is willing to give a 60-day extension in the hopes that he finds a builder who will be able to guide Mr. Hooker thru the project. Mr. Van Fossen stated a licensed building should be able to show their builders license upon request. Mr. Vitale warned the owner that out of area builders don't always know what is required in the City of Lansing. Mr. Van Fossen suggested that Mr. Hooker contact the Greater Lansing Builders Association for a list of license builders in the area. Mr. Muylle also suggested the contractor counters at Medard's and Home Depot builders leave their cards at the counter.

PUBLIC COMMENT: None

ADJOURNMENT: At 7:40 PM, J. Vitale

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: August 14,2023
Approved date: August 24,2023
Sent to Clerk's Office: September 21,2023

cc:
City Clerk's Office
File