

AGENDA

Committee on Public Safety AGENDA FOR FEBRUARY 13, 2024 AT 4:00 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 Kost, Chairperson
Council Member Pehlivanoglu, Vice Chairperson
Council Member Spadafore, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. January 24, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Set Show Cause Hearing; Make Safe or Demolish; 1326 N. Jenson Ave.
 - C. RESOLUTION - Set Show Cause Hearing; Make Safe or Demolish; 1519 Linval Street
 - D. RESOLUTION - Orders to Make Safe or Demolish to the owners of 3301 Turner Street
 - E. DISCUSSION - Street Parking Enforcement Updates from LPD
6. **Other**
 - F. PENDING TOPICS OF DISCUSSION
 - i. City Attorney Updates
 - Commercial Sign Ordinance (req. 1/23/24)
 - ii. Economic Development & Planning Department Updates
 - 3301 Turner Street Progress (req 1/23/24)
 - Autumn Ridge (req 1/23/24)
 - SIMTOB (req 1/23/24)
 - List of Open ACTION Letters (req 1/23/24)
 - Progress of dormant properties (req 1/23/24)
 - Fee Study Updates (req 1/23/24)
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 Public Safety
Tuesday, January 23, 2024 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Kost called the meeting to order at 4:00 pm

PRESENT

Council Member Ryan Kost, Chair
Council Member Trini Pehlivanoglu, Vice Chair
Council Member Peter Spadafore, Member - excused

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Joseph Abood, OCA
Walter Allen, Code Compliance
Rawley Van Fossen, EDP Director
Nick Montry, EDP
Susan Stachowiak, EDP
Joe Neller, SIMTOB

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO PLACE THE MINUTES FROM DECEMBER 5, 2023, ON FILE AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Mr. Neller stated he was present at the meeting to listen to the ongoing issues with the red and pink tag issue, in addition to listen to the policies proposed and any future plan to provide updates. He added that regarding properties with issues in 2023, he assured them they are working on those and they hope to have them back open in the next 60-90 days.

DISCUSSION/ACTION ITEMS

RESOLUTION – Orders to Make Safe or Demolish to the owners of 3301 Turner Street

Council Member Kost recapped that in 2023 this was before Committee multiple times, and the Committee at the time agreed to have it back on the agenda to provide updates with the remodel and work with Code Compliance before taking action on a Make Safe or Demolish. Mr. Allen stated that Code Compliance has not had any communications, but Building Safety Office has had and on 1/10/2024 their rough electrical passed, on 1/16/2024 a mechanical inspection was scheduled but it was a no show. Council Member Kost asked EDP staff if Council should move on the Make Safe, and Mr. Van Fossen asked for a grace period since one inspection was done and they can reach out to the applicant.

Council Member Pehlivanoglu asked if this has been an issue since 2017 per the spreadsheet and was informed this is a new owner now. Council Member Kost stated they will move to the next meeting on February 13, 2024.

DISCUSSION – Economic Development & Planning Office

Council Member Kost noted that he had provided a list of topics and questions for EDP and after today's meeting if there are topics the Committee wants to continue to discuss or were not satisfied with the information it will appear on future agenda's as "pending".

Mr. Montry went through the list.

- Number of current Red tags-550
- Number of New red tags since December 1, 2023-33
- Number of Pink Tags-297
- Number of Pink Tags since December 1, 2023-85
- Number of NEAT properties- 453

Mr. Van Fossen and Mr. Montry noted there is a report monthly on the City website, and if for privacy reasons, Council Members can be asked to be put on a list that gets distributed that outlines which properties addresses. It is not public because they do not want to release information that would inspire potential criminal activity at vacant properties.

- What number of properties have been dormant in repair longer than six months, and is there a plan?

Mr. Montry asked for additional information such as is this not being repaired, pink tag or red tag or NEAT, etc. Council Member Kost clarified that it was not in repair, red and pink tags and those 6 months in NEAT.

Council Member Kost stated he wants to work with EDP and looking to have creative ideas to jump start homes that are dormant, and Mr. Montry agreed with that idea.

- Has an action plan been created to continue to get the housing stock back in compliance?
Mr. Montry stated they are daily practices. Council Member Kost asked what plan they have to move forward instead of moving towards a bulldozer. Mr. Van Fossen added to the conversation that they do their best to encourage the repairs and who to work with in outside partners on sponsors to help these housing stocks back in compliance. Council Member Kost asked if there is anything City Council can do if EDP is feeling their hands are tied. Mr. Van Fossen clarified that they mean their "hands are tied" when it come to what they can do as local government and what individual property rights are; their job is to enforce the code.
- Update on red tags older than ten years – a list was submitted and made part of the packet.
Mr. Van Fossen noted that the majority of these are in the process in the Make Safe phase with Demolition Board. Council Member Kost asked about 651 E Jolly and if those notes were current and if they came in paid for their permit. Mr. Montry stated he would have to double check that one. Council Member Pehlivanoglu asked if there was a typo for all those with the dates of March 2023, and Mr. Van Fossen confirmed it should be 2024.
- Staffing updates
Mr. Montry confirmed they hired a new premise officer that started 1/8/2024; they still have five (5) code vacancies and candidates coming in. He spoke to HR today, and there were 3 applicants that did not pass vetting, so he asked to see those applications anyways. They have encouraged HR to look at other platforms to expand the pool of candidates.

- Any new policy that we have taken or changes.
Mr. Montry stated they will be starting the new BSA policy in the near future. Council Member Kost asked if they could share that policy with Committee and Mr. Van Fossen stated they are working on the policy that will be department wide over all the divisions, including a policy that speaks on appropriate photos, if insensitive photos come into questions and how to document.
- Any policy Council could ask the law to look into
Mr. Van Fossen confirmed they are having robust discussions, and working on new policy ideas, adding he is open to knowing what areas of interest this committee has that EDP could consider. Council Member Kost stated too was open to assisting them in any way. Mr. Montry added that they will have more to share once they have the fee study back, they will have data that will lead them on moving forward with initiatives.
- Are the tablets up and running for the staff in the field.
Mr. Montry confirmed they do not use them because the initial pilot program proved that that platform does not work well in the field. They do have cloud and BSA is slated to start in March or April, and once that takes place they will revisit.
- Has the way a day for the staff of running back and forth to the office all day changed?
Mr. Montry explained their office hours but assured the Committee they are always taking the opportunity to look at staffing hours and make adjustments. Council Member Kost asked if the employees can do their “office hours” in the field and was told they could but Mr. Van Fossen added that there are a variety of factors. Mr. Allen interjected stating they like to have set office hours so that the public can come in and speak to someone in person.
- Any updates on Autumn Ridge
EDP informed the Committee on that January 12, 2024 they did a code visit due to lack of valid rental certificates. The entire property is pink tagged, they have 30 days and can request an extension. Owners can call and pay past due fees and schedule inspections and EDP will accommodate in the best way. They did add that currently they are having conversations with the OCA on the next steps. Council Member Kost asked the OCA what the next steps are, and Mr. Aboud could only say it would depend on the owners’ responses.
- SIMTOB update
Mr. Montry first by stating they have communications daily with SIMTOB, progress is being made, and they have a number of properties. Regarding if the City and EDP is satisfied with how things are moving, they are not, but they do see overall progress. In some situations it is slower than they would like, but in this case, they pull permits, have daily communications, and ask questions. When there are issues with tenants, they have been proactive in getting on site, doing repairs and trying to keep tenants in homes.
Council Member Kost asked about 2222 W Holmes which is still boarded up, along with the property on Kalamazoo still boarded up. Council was told that there were court orders with Judge Jamo and another agreement in November but the deadline dates have already passed. Mr. Van Fossen confirmed their goal is to get into compliance. Regarding the 2222 W Holmes, there are open permits for plumbing and repair. When a permit is pulled, they can assume they are making an attempt, but cannot govern that work has to be done in 24 hours. They are looking at their portfolio wide but have made head way since last time.
Council Member Kost asked if the non-complied properties are on the NEAT, and anyone of those pink tags should be red tags. Mr. Montry stated they have 11 red tag units in entire portfolio and some are NEAT. Council Member Kost asked if the 32 on Holmes are still red tagged by Building Safety. Mr. Montry stated those are not included in the total.
Council Member Pehlivanoglu questioned the fees on multiple units, and why not all red tag properties are on the list, how are they grouped and can they be separated and creating the list.

Council Member Kost asked for per address vs property and how one address on the property can be on the NEAT team and another one not. Mr. Montry stated the ordinance is written where they have one building one fee, for 32 units. Council Member Pehlivanoglu asked how two properties that are red tagged and owned by the same company don't all appear on the list, with one on the NEAT and one not. Mr. Montry said it depended on when they were red tagged, because they stay red tag for a certain time before NEAT. Council Member Kost OCA if there was a way to correct the ordinance to make sure people are properly being assessed as others. Mr. Montry stated the current fee study addresses a lot of these issues, and there is time needed to provide the monitoring for multiple units. Council Member Kost asked if the ordinance is stopping them now. Mr. Montry stated it is \$150 per tag or structure, but if the questions is why does a 10 unit count as one red tag, it is because there is a red tag on the entire building, individual units as well. Currently the count is, if the entire structure is red tagged, it counts as one red tag. Looking at it to reflect the actual red tag total, is being addressed with the recent fee study and changes to the fee schedule.

- Is the fee study complete?
Mr. Montry stated they have the draft within the past week and it is under EDP review. After having other members of the Administration review it will be referred to City Council.
- Would a fine system be more effective for code to get enforcement completed?
Mr. Montry stated there is difference between fines vs fees; fines are punitive measures for offenses, and fees are a cost of service. Code cannot be punitive, that is what court order tickets are. In the recent fee study there are recommendations, and EDP is currently exploring every avenue to enhance enforcement techniques.
- How many compliance issues has LHC and the properties they manage for SK had in the last 6 months.
Mr. Montry submitted a document of 12 correction notices/violation notices issued with one additional over the last 6 months. There is a total of 227 different properties. The listed included the following addresses:
315 Hylewood
3025 Sheffer
1553 Roosevelt
1435 Perkins
5018 S Washington
3121 Viking
3108 Tecumseh
1904 Hoyt
6036 Haag
908 W Miller
3419 Jolly
2400 Pollard
- A list of open enforcement against LHC and SK including the address and issue.
They provided a list of open enforcement and it became part of the packet.
- List of "Sent" letters as the current action on properties they were sent. These would be only outstanding "sent" letters, not completed items.
Mr. Montry asked for clarification if the request is for letters for NEAT or red tag. Council Member Kost stated properties owned by one person, that has multiple open letters, and there could be an opportunity in the back end, public side. Mr. Van Fossen added that if there are specific address provided, they can target those for lists, and if the request is for City wide it will take time and with staffing shortages it could take longer. With the new BSA coming in cloud

staff is excited for that for better query and pull out. They did add that they cannot commit to have a list by the next meeting.

Mr. Van Fossen asked that in the future, to help things move forward, all questions on items be sent directly to himself and Mr. Montry, and if Council could refrain from reaching out directly to staff right now. Council Member Kost stated the Charter allows Council Members to ask staff directly and get responses from them, and respectively acknowledged Mr. Van Fossen and Mr. Montry, but Council should be able to reach out to staff. Mr. Van Fossen and Mr. Montry acknowledged the statement and reiterated it was a courtesy request.

DISCUSSION – Ordinance Amendment on Abandoned Signs

Ms. Hagen-Lawrence stated the OCA is working with EDP on a full overhaul of the ordinance, and just met 1/23/2024. They are finalizing and getting close to final form.

Council Member Kost stated this will appear again on the February 13, 2024 meeting.

OTHER

No other topics.

ADJOURN

Adjourned at 4:52

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1326 N JENISON AVE.
PARCEL NUMBER:	33-01-01-08-251-151

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-025

LISTED TAXPAYER:	ACKER JAMES R
INTERESTED PARTIES:	ACKER JAMES R
SEV INFORMATION:	\$19,500.00
LAND VALUE:	\$6,956.00
BUILDING VALUE:	\$32,138.00
LOT SIZE:	40 X 140

HOUSING CODE VIOLATION LTR:	7/25/2022
ORIGINAL RED TAG DATE:	7/25/2022
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$34,065.36
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	AUGUST 24,2023
ORDER:	60 DAYS MAKE SAFE OR DEMOLISH
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	Y
ELECTRICAL:	
MECHANICAL:	
PLUMBING:	
DEMOLITION:	na

1326 N JENISON AVE

- Original Red Tag Date

- 7/25/2022

- Submitted Into Make Safe Or Demolish Process

- 3/08/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- JAMES R ACKER

1326 N JENISON AVE

Property Value Information

- SEV

- \$19,500.00 (*as of 12/21/2023*)

- Structure

- \$32,138.00 (*as of 12/21/2023*)

- Land

- \$6,956.00 (*as of 12/21/2023*)

- Estimate of Repairs

- \$34065.36

1326 N JENISON AVE.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 07/25/2022

- Code Compliance Letter Written

- 07/25/2022

- Code Compliance Due Date

- 08/24/2022

1326 N JENISON AVE.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 08/24/2023

- Order by Demolition Board

- MS or D by 10/26/2023

- Request Sent To City Council for Show Cause Hearing

- 12/21/2023

1326 N JENISON AVE.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

1326 N JENISON AVE.

General Comments

- None of the required permits have been pulled as of 12/21/23.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.

















BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1326 N JENISON AVE., Parcel # 33-01-01-08-251-151 N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10., to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on July 25, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on August 24, 2023, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by October 26, 2023: and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 11, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1326 N JENISON AVE., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

MEMO

The property located at 1519 Lival Street was originally red tagged on 10/01/2015. It was submitted to the Make Safe or Demolish process on 8/23/2019.

The Lansing Demolition Board hearing held on 12/07/2023 resulted in the Hearing Officer declaring the property located at 1519 Linval Street unsafe and dangerous. It was ordered the property be made safe or demolished by 1/07/2024.

The following Demo Packet has been submitted in order for the property to be heard by the Lansing City Council for a future show cause hearing. This packet contains all the pertinent information regarding the property. For any questions regarding the mentioned property, please contact Lynee Puente at 517-483-6078 or email at Lynne.puente@lansingmi.gov

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1519 LINVAL ST.
PARCEL NUMBER:	33 01 01 21 431 010

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2019-014

LISTED TAXPAYER:	MIKEY 23 FOUNDATION 503
INTERESTED PARTIES:	MIKEY 23 FOUNDATION 503
SEV INFORMATION:	\$0.00
LAND VALUE:	\$7,027.00
BUILDING VALUE:	\$31,038.00
LOT SIZE:	43.050 X 130.100

HOUSING CODE VIOLATION LTR:	10/01/2015 & 10/12/2015
ORIGINAL RED TAG DATE:	10/1/2015
ZONING:	"C" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$70,000.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 35 TORRANCE FARM ADD
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	12/7/2023
ORDER:	MAKE SAFE OR DEMOLISH 30 DAYS
REASON/CONDITIONS:	FIRE DAMAGED/UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	YES
ELECTRICAL:	YES
MECHANICAL:	
PLUMBING:	YES
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

1519 LINVAL ST.

- Original Red Tag Date

- 10/01/2015

- Submitted Into Make Safe Or Demolish Process

- 8/23/2019

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- MIKEY 23 FOUNDATION 503

1519 LINVAL ST.

Property Value Information

- SEV

- \$47,400.00 (*as of 1/24/2024*)

- Structure

- \$81,145.00 (*as of 1/24/24*)

- Land

- \$13,750.00 (*as of 1/24/24*)

- Estimate of Repairs

- \$70,000.00

1519 LINVAL ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 10/01/2015 & 10/12/2015 (DATE OF FIRE)

- Code Compliance Letter Written

- 10/01/2015 & 10/12/2015

- Code Compliance Due Date

- 11/01/2015 & 11/11/2015

1519 LINVAL ST.

Demolition Board Actions

- Demolition Board Show Cause Hearing
 - 9/26/2019,12/05/2019,4/27/2023,5/25/2023,7/27/2023,8/24/2023,12/07/23
- Order by Demolition Board
 - MS or D by 12/07/2023
- Request Sent To City Council for Show Cause Hearing
 - 1/26/2024

1519 LINVAL ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

1519 LINVAL ST.

General Comments

- Property is fire damaged.
- There have been no inspections on the plumbing or electrical permits. The Electrical permit was issued in 2021 and the plumbing was issued in 2022.
- This property had 2 approved building inspections in 2022 and 1 partial approval in November of 2023 for a footing.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



08/23/2019



08/23/2019



08/23/2019

















BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1519 LINVAL, 33 01 01 21 431 010, LOT 35 TORRANCE FARM ADD., to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 10/01/2015 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 12/07/2023, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JANUARY 7, 2024; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 11, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1519 LINVAL ST., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	3301 TURNER ST.
PARCEL NUMBER:	33 01 01 04 105 151

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-010

LISTED TAXPAYER:	COVIC MILIVOJE
INTERESTED PARTIES:	COVIC MILIVOJE
SEV INFORMATION:	\$44,400.00
LAND VALUE:	\$10,038.00
BUILDING VALUE:	\$78,818.00
LOT SIZE:	45 X 150

HOUSING CODE VIOLATION LTR:	1/18/2017
ORIGINAL RED TAG DATE:	1/18/2017
ZONING:	"A"
ESTIMATE OF REPAIRS:	\$104,088.60
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 FAIRFIELD GARDENS SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MAY 25,2023
ORDER:	MAKE SAFE OR DEMOLISH JUNE 25,2023
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	10/4/2023
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	HAD INSPECTION 9/21/203 DISAPPROVED
ELECTRICAL:	EXPIRED
MECHANICAL:	NA
PLUMBING:	NA
DEMOLITION:	NA

Building Residential Permit | PB23-0115**Property Information**

33-01-01-04-105-151	3301 TURNER ST	Subdivision:	
	LANSING MI, 48906	Lot:	Block:

Name Information

Owner:	HALLETT DAVID J & KIMBERLY S	Phone:	(517) 703 3858
Occupant:		Phone:	
Applicant:	Masterwork LLC	Phone:	(517) 708 8652
Contractor:	Masterwork LLC	Phone:	(517) 708 8652
Licensee:	Masterwork LLC	Phone:	(517) 708 8652
License Issued:	08/03/2017		
License Expires:	05/31/2026		

Permit Information

Date Issued:	06/06/2023	Date Expires:	03/19/2024	Status:	ISSUED
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Work Description:

new roof & shingles- new windows - reinforce or replace all structural elements damaged by fire - new bath & kitchen - new insulation & drywall -
new flooring & trim - complete paint

Stipulations:**Frame (After Tear Out) Inspection | Scott Webb**

Status:	Completed	Result:	Disapproved
Scheduled:	09/21/2023 12:30 PM	Completed:	09/21/2023 03:06 PM

Comments:

Frame(AfterTearOut)InspeWe discussed that the damaged portions and damaged lumber will all be removed and new will be built on the existing foundation.
You'll need to submit drawings showing all framing and anchorage details of the new portion being built. Those details can be added to the plans you already submitted.
Existing foundation needs to be exposed on the interior with any repairs made and openings to be supported per the 2015 Michigan Residential Code.
All work to be exposed for inspections.

Fee Information

Standard Item	Res - Building Permit Fee	85,000.00	700.00
Standard Item	ResideResidential Plan Review > \$3,000	700.00	140.00

3301 TURNER ST.

- Original Red Tag Date
 - 1/18/2017
- Submitted Into Make Safe Or Demolish Process
 - 4/11/2023
- Property Vacant/Repairs Exceed Building SEV
 - Property vacant more than 180 days
 - Repairs exceed building SEV
- Title Information
 - HALLETT DAVID J & KIMBERLY S

3301 TURNER ST.

Property Value Information

- SEV

- \$44,400.00 (*as of 7/31/2023*)

- Structure

- \$78,818.00 (*as of 7/31/2023*)

- Land

- \$10,038.00 (*as of 7/31/2023*)

- Estimate of Repairs

- \$104,088.60

3301 TURNER ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 01/18/2023

- Code Compliance Letter Written

- 01/18/2018

- Code Compliance Due Date

- 02/17/2018

3301 TURNER ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 5/25/2023

- Order by Demolition Board

- MS or D by 06/25/2023

- Request Sent To City Council for Show Cause Hearing

- 10/04/2023

3301 TURNER ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

3301 TURNER ST.

General Comments

- NEW OWNER AS OF 7/25/2023 HAD FRAMING INSPECTION DONE ON 9/21/2023 DISAPPROVED

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



Coenail 11/13



@Cremel 11/13

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at 3301 TURNER ST., Parcel # 33-01-01-04-105-151 legally described as LOT 84 FAIRFIELD GARDENS SUB., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on January 18, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Board on May 25, 2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by June 25, 2023; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on Monday, November 13, 2023, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3301 Turner Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe said building within 30 days from the date of this resolution, February 26, 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the

City Assessor.

BE IT FURTHER RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

BE IT FINALLY RESOLVED that should the owner fail to pay the total amount owing within thirty (30) calendar days from the date that the notice was mailed by the City Assessor's office, the costs incurred by the City shall be a lien on the property and shall be recovered in the same manner for which tax liens are collected under the general property tax laws of the State of Michigan and the City of Lansing.

1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28,2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until February 22,2024.**
3. **204 E Potter-**Property is at the demo board level. The owner has multiple permits issued for repairs and he has been having problems getting his building permit plan review completed with the Building Safety Department. **Tabled until March 28,2024.**
4. **1723 Osband-** Property is at the demo board level. The property owner now has a roofing permit in place and has the building permit submitted to the Building Safety Department for plan review. An Electrical Permit is also ready to be issued when the plan review has been completed. **Tabled until March 28,2024.**
5. **1232 N. Washington-**Property is at the demo board level property Plumbing & Building permits are now issued. **Tabled until MARCH 28,2024.**
6. **4623 Hughes Rd.** The property is at the demo board level property the current owner has decided to sell the property there is an active Zillow listing he believes there is a pending offer. **Tabled until February 22, 2024,** the owner has listed the property for sale.
7. **1212 Park View –** The property is at the demo board level property Building and all trade permits have been issued rough inspections have passed project is moving right along. **Tabled until the April 25,2024 meeting with the hopes the project will be completed prior.**
8. **500 N Butler-**Owner attended the December 7, 2023, meeting the plans for the project have been completed. The plans have been submitted to the Building Safety Department as of 12/07/2023 and they are currently under plan review. **Tabled until the March 28, 2024, meeting.**
9. **1007 Porter St-**Property is at the demo board level. This property was heard on December 7, 2023, new owners were in attendance all permits were issued the Electrical Permit had the service approved on 11/28/23 owners hope to have the project completed before the March Demolition Board meeting if completed they will not have to attend. **Tabled until the March 28, 2024, meeting.**
10. **4918 Eastlawn Dr.-** The property is at the demo board level. The owner has multiple permits issued for the repairs this property and is **scheduled to be heard at the March 28, 2024, meeting.**
11. **1519 Linval St.-**Property referred to City Council on 1/24/2024.
12. **929 N Seymour-** The owner attended the December 7, 2023, meeting all permits are approved they are just finishing up on some other items like painting and they are tuck-pointing the chimney. The owner intends to have the property on the market in January. It was suggested to the owner to contact the code officer for a progress inspection. They are more than 50% through the project if this is the case the property can be taken out of the demo process. **TABLED UNTIL FEBRUARY 22,2024.**
13. **1023 Porter St.-**Property is at the demo board level the owners have a building permit in place this property is **Tabled until March 28,2024.**
14. **108 S MLK Blvd-**Property is at the demo board level. This is a historic Darius Moon house. This property was last heard at the December 7, 2023, meeting. The owner submitted plans to the Building Safety Department on 12/08/2023 for the lower level to be used as a single-family dwelling to get the project moving and have the tag removed. The owner will address the

Submitted to MTS

second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2024, meeting.**

15. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7, 2023, meeting and the owners did not come to the meeting. This property is not fire damaged the board ruled: **MAKE SAFE OR DEMOLISH FEB 22,2024.**
16. **219 E. Hazel**- The property is at the demo board level owner has multiple permits in place property is **TABLED UNTIL APRIL 25,2024.**
17. **3301 Turner** is scheduled to be heard at **Public Safety on Tuesday 11/21/2023.** The owner had a framing inspection on 9/21/2023. It was disapproved they were asked to submit drawings for the framing to date they have not re-submitted better plans. Have not had any updates or contact from Public Service. Property does have a final Mechanical inspection scheduled for 2/07/2024.
18. **1402 Marquette**-MCS was awarded the bid on 12/29/2023.
19. **1722 Donora Demolition** awarded to MCS excavating on 1/23/2024.
20. **131 W. Jackson-Demolition bid was awarded to MCS 1/23/2024.**
21. **5016 CONNERS**-MCS was awarded the bid on 12/22/23 the PO entered on 12/29/23.
22. **1326 N JENISON AVE** - Completed the paperwork for City Council to hear the property when they reconvene after the 1st of the year.
23. **1616 Glenrose-MCS awarded the bid 1/05/2024.**
24. **651 E Jolly-Demolition permit issued 12/07/2023.**
25. **1032 E Oakland**-This one was ruled 60 days or demolish I should have sent this to City Council on 9/28/2023 however I have been working with the owner they hired Michigan Demolition to demolish the property. **Demolition permit issued 1/30/2024.**
26. **619 W. Mt. Hope**-Sent to Finance 2/08/2024 to go out to bid.
27. **5625 Kaynorth**-Property had its first demo board meeting 1/25/2024 per the taxpayer he is in the process of taking the property back from his brother who he sold the property too on land contract. The brother has done the bulk of the repairs however all the permits are now expired. The taxpayer is going to go to the Building Department to see what he needs to do regarding the permits. **Tabled until March 28,2024.**
28. **1044 Ontario**- Property had its first demo board meeting 1/25/2024 the owner attended the meeting his plan is to fix up the property and have permits in place by the next demolition board meeting. **Tabled until March 28,2024.**
29. **3134 Viking Rd.**-Owner was in attendance for the meeting he purchased the property at the Ingham County Tax auction the property was tabled until the March 28,2024 meeting with the expectation that he will have permits in place. **Tabled until March 28,2024.**
30. **2407 Dunlap ST**- This property will have its first demolition board hearing on 2/22/2024.

31. 1300 W. Maple- This property will have its first demolition board hearing on 2/22/2024.

From: Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>
Sent: Tuesday, February 13, 2024 2:46:59 PM
To: Brown, Jeffrey <Jeffrey.Brown@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Subject: RE: Red tag daily list

Gentlemen,

I did some further research on my end, as this list was created prior to my start. I misspoke at last month's Public Safety that such a list is sent out to anyone who requests it. A daily list is sent out to LPD for the sole purpose of Officer's working nightshift. This is for them to have a convenient way to verify a structures tag status. During covid, less then 10 other individuals received the list to assist with their delivery of pandemic related financial rent assistance. Those were dollars that flowed through the City of Lansing as fiduciary. This effort was to allow them an expeditious way of confirming a rental unit's compliance status. With those funds no longer being available, we will no longer be sharing a daily list with those 10 folks.

With that said, I have safety concerns sharing the daily list beyond LPD. The setup of the list is where my concern lies. If it were to get into the wrong hands, it is a very convenient list that could offer potential criminals a streamlined way to break-in to vacant properties.

Councilman Kost and Brown were the only two that I've received a request to receive said list. My hope is you would be understanding of our safety concern as to why I'd prefer not to share it daily. I am willing to meet with you to determine what information exactly would be helpful, and how often could EDP share that.

I look forward to your thoughts.

Talk soon.
Rawley

Rawley Van Fossen, Director
Department of Economic Development and Planning
City of Lansing

