

AGENDA

Committee on Public Safety AGENDA FOR MARCH 12, 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.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Kost, Chairperson
Council Member Pehlivanoglu, Vice Chairperson
Council Member Spadafore, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. February 13, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)** Public Comment will be taken first from anyone in person at the meeting. Once those people have spoken, then the virtual public comment will commence.
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish to the owners of 3301 Turner Street
 - C. RESOLUTION - Orders to Make Safe or Demolish; 1326 N. Jension Ave.
 - D. RESOLUTION - Orders to Make Safe or Demolish; 1519 Linval Street
 - E. DISCUSSION - Emergency Sirens - LFD
 - F. DISCUSSION - Ordinance Amendment to Parking Ordinance- OCA
6. **Other**
 - G. City Attorney Updates - Commercial Sign Ordinance
 - H. Economic Development & Planning Department Updates:
 - Autumn Ridge (req 1/23/24)
 - SIMTOB
 - 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, February 13, 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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Joseph Abood, OCA
Lynne Puente, Code Compliance
Rawley Van Fossen, EDP Director
Nick Montry, EDP
Joe Neller, SIMTOB
Emily Linden, Internal Auditor
Sgt. Hon, LPD
Olivia Ogle
Norma Bauer
Covic Milivole

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM JANUARY 24, 2024 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

DISCUSSION/ACTION ITEMS

DISCUSSION – Street Parking Enforcement Updates from LPD

Sgt. Randall Hon introduced himself.

Council Member Kost explained the discussion on enforcement of on-street parking, issues with inoperable vehicle parking, clogging streets for neighborhoods for the residents, LPD and LFD.

Sgt Hon noted before there was 2 am – 5 am parking, and there were concerns with ticketing, and now that is eliminated so there is no ordinance to enforce on street parking. Currently they are relying on abandoned stickers on the vehicles. Majority of the time it is an extra car in the street, or and extra car they are trying to sell, and so ends up sitting in streets for weeks. Then once it is stickered, it is moved, then it is placed back on the street. Sgt. Hon stated they have looked into surrounding areas, and there is an example odd even days they have to be on west or north side, on even days those addresses

would have that parking. It would force residents to move. LPD is not pushing to ticket nightly proactively they are looking at how to address complaints with citizens. Council Member Kost asked about options for allowing them to tow. Sgt. Hon stated that ordinance could be something separate, where it could be stickered and come back after 40 hours to ticket.

Council Member Spadafore asked how many calls LPD respond to in an evening. Sgt. Hon did not have that information, and Council Member Spadafore that was a concern. Sgt. Hon stated when that did rise, enforcement was turned to parking enforcement. Mr. Van Fossen stated he would follow up with the LPD Chief. Council Member Spadafore noted there was an issue for the lack of enforcement, and then there was an amendment to remove it. Mr. Van Fossen stated earlier there could have been on staffing to enforce. Council Member Spadafore asked which department could address designations for neighborhoods "no parking" on the street. Sgt. Hon stated lots of homes have multi generation homes, and that is why like the odd even option, because not saying they can't park on the street but moving the cars around for maintenance. Council Member Pehlivanoglu asked if that option has been effective in other communities. Council Member Spadafore asked Officer Hon what his role with LPD was and was informed he is in charge of traffic control and special events. Council Member Kost acknowledged the option, and with odd even parking could enforce that. Council Member Spadafore noted odd even would also allow the neighborhoods could also monitor. Council Member Kost asked OCA if they could start a draft ordinance amendment on odd even parking 12 am – 5 am. Ms. Hagen-Lawrence confirmed they could. Council Member Spadafore asked Ms. Linden to look into the budgetary impact. Sgt. Hon also asked for an ordinance to address inoperable vehicles, where there is no current registration, what is the result for enforcement on abandoned vehicles. Mr. Abood stated Public Service will have a roll in this for engineering. Mr. Van Fossen stated he would follow up with Police and Parking.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 1326 N Jenison Avenue
Council Member Kost noted this was red tagged from 2022.

Ms. Puente stated the owner came to the initial meeting and told the demo board he did not have funds, so they ruled 60 days. Owner then reached out to Code Enforcement, and told them he hired a demo contractor, however after research into it, there was not down payment or utilities contacted for any shut-offs, so Ms. Puente moved it to the demo board.

MOTION BY COUNCIL MEMBER SPADAFORE TO SET THE SHOW CAUSE HEARING FOR MARCH 11, 2024 FOR 1326 N JENISON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 1519 Linval Street

Ms. Puente informed the Committee this was in the demolition process for a period of time, and they have been working on this for 8 years with Micky 23, and Mr. McKissics father carried the builders license, and so now they have no builders' license. Council Member Kost asked if this was fire and red tag was 2015. Ms. Puente confirmed yes, and the original owner did donate it to Micky 23. Mr. VanFossen asked if the Committee would consider tabling and they could ask Mr. McKissic to attend the next meeting. Consensus of the Committee was to move forward on setting the show cause hearing.

MOTION BY COUNCIL MEMBER PHELIVANOGLU TO SET THE SHOW CAUSE HEARING FOR MARCH 11, 2024 FOR 1519 LINVAL STREET. MOTION CARRIED 3-0.

RESOLUTION- Orders to Make Safe or Demolish 3301 Turner Street

Council Member Kost noted this was before Committee in 2023, red tagged since 2017, and sold to new owner in 2023 who started working on it. In January this Committee was told there was no activity, so they decided to take action on it this meeting.

Mr. Montry added that a building permit was issued June 6, 2023, inspections since, revised drawings were needed in September, and not received. The electrical permit needs final, mechanical permit final inspection schedule for February 14, 2024. EDP opinion and building is to allow him to do more work. Council Member Kost stated the presentation from EDP still has old owner, and Mr. Van Fossen confirmed they can get that information updated.

The owner was present and stated it does take time to do the work before an inspection and has had experience with inspections being scheduled but no inspector arrive. He also informed them he is working on the outside soffit and fascia, but cannot complete that until the whole thing has its final inspection.

Council Member Pehlivanoglu recommended tabling until the February 27, 2024 meeting for updates. The other Committee member concurred.

OTHER

Pending Topics

City Attorney Updates on Commercial Sign Ordinance-

Ms. Hagen-Lawrence stated they completed the ordinance and sent to EDP and Mayor for approval, then onto the Planning Commission, and after that it will come to Council. If there are changes from EDP and Mayor, OCA will be involved. Mr. Van Fossen stated their goal is to get to Planning Commission at their March 5 meeting.

Economic Development & Planning Department Updates –

- 3301 Turner Street Progress- addressed earlier on agenda, will come off pending to action at the next meeting.

- Autumn Ridge

Mr. Montry noted they are still red tagged, and code is not aware of any compliance efforts. Inspections are 30 days, and since the date of this meeting it is the 31st day, code will back out and identify issues. They are actively having discussions. Council Member Kost stated it will remain on this pending list for the year because the owners reluctance it appears to come into compliance.

- SIMTOB

Mr. Montry informed the Committee that since the last meeting there are a few more into compliance. Post settlement, 31 in valid compliance, and there are 15 that are in renewal phase, rental inspections are being performed, fees are paid, and inspections scheduled. With multi units it is no uncommon for repairs. Currently they have 3 properties out of compliance; 2222 w Holmes, 1415 & 1421 Kalamazoo, and Kalamazoo properties do have inspections scheduled. The department believes the owners are making progress.

Mr. Neller distributed an handout in the packet and went through the history of the owners in Lansing. The presentation outlined the list of properties, a list of red tag and pink tags and when SIMTOB acquired them the majority were already in the red tag process. The presentation highlighted 2222 w Holmes, Pacific Flatz on Kalamazoo, and offered to meet the Committee on site. Mr. Neller assured the Committee that the company is focused on moving quickly and in doing things quickly they could perceive they are not following the city process. Of the 674 units in Lansing, 11 remain red tagged today, and most red tagged are concentrated in the three properties mentioned earlier. Council Member Kost asked if 2222 W Holmes has 32 red tags and Mr. Neller confirmed, noting the 11 he mentioned in addition to those, and that property is schedule for a final on February 14th and after that a rental certification, pending scheduling with the City.

Council Member Spadafore stepped away at 4:44 p.m.

Regarding the former Marvin Gardens, Mr. Neller stated that will be undergoing renovations with the expectations of being complete on April 1, pending of course the inspections and contractor schedule.

Council Member Pehlivanoglu asked if their focus is on the three complexes mentioned earlier, and Mr. Neller confirmed they are done with 2222 W Holmes just waiting on the inspection. They are done with the Kalamazoo properties and waiting on inspections there as well. Council Member Pehlivanoglu asked the timeline on a rental certificate and inspection. Mr. Montry clarified that once it is a rental, it is a rental renewal inspection, then they can issue the certificate.

Council Member Spadafore returned to the meeting at 4:47 p.m.

Mr. Van Fossen stated that they will not do a rental inspection until the building permit inspection passes.

Council Member Kost briefly commented on the SIMTOB headquarters office maintenance.

Council Member Pehlivanoglu asked if the tenants that were relocated when the roof was damaged on S. Holmes are expected to move back into the W Holmes units. Mr. Neller explained that most were moved to other units in their property portfolio, and 6-7 ended up on Kalamazoo which were still pink tagged. At that time the company thought they were moving fast on housing the tenants instead of displacing them, not realizing it looked like they were moving them from one poor property to another poor property. The units that are pending inspection tomorrow, are already leased to former tenants and if not want to return will lease to new residents.

Council Member Kost asked if the majority of the tenants are voucher based, and Mr. Neller confirmed. Council Member Kost asked if they work with Ingham County Mental Health to provide services for the tenants on the vouchers, and Mr. Neller stated he did not know specifically in what they do to help with linking tenant to mental health services, but was open to suggestions.

- List of Open ACTION Letters
No Updates
- Progress on Dormant Properties
No Updates
- Fee Study Update

Mr. Montry noted that they are working with each division in the department and expect a final draft within the next coming weeks. Mr. Van Fossen added that if there are fees from the study that the administration want to recommend it will be tailored with the budget process.

Mr. Montry provided a list on current properties in the demo process, noting most are the oldest red tags.

Council Member Kost referred to an email he, Council Brown and Council Member Garza received on a list that was discussed at the last Committee meeting. At the meeting he stated they were told they could sign up to get a daily list of red tagged properties. He noted the email stated now due to safety concerns they are not sharing the list. Council Member Kost voiced his concerns with the statement that Council could release the information, noting if he wants it he can FOIA it, and per the Charter Council can ask for information. Mr. Van Fossen explained that EDP had been doing a daily list to LPD and non-profit covid rental assistance programs. Since COVID funds are not longer available that services has stopped and they no longer get the list. Council Member Kost stated Council are elected officials and can ask for the information. Mr. Van Fossen stated again the administration is concerned with sharing the list. Council Member Kost stated again that they were told the Committee could have access to it.

Council Member Spadafore left the meeting at 4:56 p.m.

Council Member Kost went on to state it appeared to him in the email that the administration was accusing Council of sharing it. Mr. Van Fossen stated his preference is asking for grace in the conversation and not sharing the list; it is a tool for LPD and they will to keep it there. He offered to sit down with Council Member Kost, Brown and Garza to discuss options, but again asked for grace and consideration on where the administration is coming from on this. Council Member Kost stated his concern is with the red tags.

ADJOURN

Adjourned at 4:59 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

DRAFT

**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 PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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

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

Discussion Agenda Item 5 B.

RESOLUTION – Orders to Make Safe or Demolish; 3301 Turner Street

progress report pending



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.

**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 PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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

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 Code Compliance Officer has determined that the building located at 1326 N. JENISON AVE., 33-01-01-08-251-151 N 40 FT LOT 27 BLOCK 2 ASSESSORS PLAT NO 10, 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 7/25/2022; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 8/24/2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 10/26/2023; 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 March 11, 2024, 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 1326 N. JENISON AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, _____ 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 FINALLY 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.

**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 CITY COUNCIL ACTIVITY

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

CURRENT PERMIT ACTIVITY

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

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 Code Compliance Officer has determined that the building located at 1519 LINVAL ST., 33-01-01-21-431-010 LOT 35 TORRANCE FARM ADD, 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 10/01/2015; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 12/07/2023, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 1/07/2024; 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 March 11, 2024, 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 1519 LINVAL ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within **30 days** from the date of this resolution, _____ 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 FINALLY 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.

Agenda Item 5. C.
Emergency Sirens - LFD
Historical Information from 2023



PSF Mtg 9/19/2023

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

Council Member Hussain outlined the timeline on the red tag date, violation letter date, demolition board meeting date and determination, and value of the structure. He concluded by noting the show cause hearing was held; September 18, 2023.

Council Member Hussain acknowledged a phone call, via email from Mr. Hallert who stated he no longer owned the home, had closed July 25, 2023. Per that phone message the new owner, Mr. Covic was pulling permits. Mr. Allen stated there were no permits pulled so far. Council Member Wood asked OCA if the Committee can hear the appeal since the ownership has changed, and also when there is new ownership on a make safe property is the new owner informed the process has started. Ms. Hagen-Lawrence stated they do not inform the new owner, and it is a civil issue between the two and the seller could have chosen to tell the buyer. Mr. Abood stated it would be best practice to notify the new owner. They can make sure the new owner is aware of the October 2, 2023, Council determination date.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION ORDERS TO MAKE SAFE OR DEMOLISH 30 DAYS FOR 3301 TURNER STREET. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish to the owners of 5016 Conners Avenue

Council Member Hussain outlined the timeline on the red tag date, violation letter date, demolition board meeting date and determination, and value of the structure. He concluded by noting the show cause hearing was held; September 18, 2023.

Mr. and Ms. Ford were present.

Mr. Allen stated that no permits have been pulled and there is no change with the property.

Mr. Ford provide historical information on the fire and his concerns with the City because they did not give him the time, he need to deal with the insurance company. They currently will finalize floor plans for the repairs on 9/20/2023 and will then bring those to Code. Ms. Ford stated that they have a builder, McKissic Construction. Mr. Ford asked Mr. Allen how the estimated costs for repair are determined and Mr. Allen stated they use a standard remodeling cost from the State.

Council Member Wood encouraged the owners to moving on their process and update Code. If they have pulled permits, provided proof of financial capability and a timeline on the repairs before October 2, 2023, to Code, then Code can inform Council and they can take this action off the Council agenda for final action that night.

MOTION BY COUNCILMEMBER WOOD TO APPROVE THE RESOLUTION ON ORDERS TO MAKE SAFE OR DEMOLISH 30 DAYS FOR 5016 CONNERS AVENUE. MOTION CARRIED 3-0.

DISCUSSION – Warning Siren Decommission/Replacement Project

Chief Sturdivant distributed materials and a copy of the Ingham County 911 policy and procedures. He began speaking on the siren replacement project, a study from a 2020 development plan. They looked at installation, decommissioning old sirens, and the last siren was unhooked from power in August 2023. The testing of the sirens occurs weekly on Saturdays, and the handout spoke to the activation and intended use. The handout provided location of old and current sirens.

Council Member Hussain stated he has heard concerns the siren cannot be heard inside the homes. Chief acknowledged the concern, but assured them it was not a malfunction, but the need to do better in the educational piece on warnings, work with the media, etc. He continued by noted there are 12 in the city and they are operable. All the old ones are not operable and they are working with BWL on the

removal of the old ones. With the new system they have been expanded from 80 to 90% coverage. Everything has been expanded to increase technology.

Council Member Wood voiced her concerns with the senior population not receiving the warnings now that they cannot be heard in the homes. The senior population is more than likely not to have smart phones, or the apps for the alerts, and do not always have a television on for the television alerts. The Chief acknowledged the concern but assured her that the siren program is just one layer, and not intended to be the stand-alone pieces. The sirens are part of the component of the alerting, and they will continue to talk through what other sources can be used.

Council Member Kost asked if they did a sound test during their preliminary testing. The Chief confirmed they used Federal Signal to do the decibel level of testing to ensure adequate for outdoor population. In some extent they did get calls it was heard indoors. Council Member Kost then asked about the new location near Foster on the map, stating he lives near that area and had a hard time hearing the sirens on Saturdays when he was outside due to the height of the siren in conjunction with the trees and homes. The Chief understood that they might have to fill in the gaps from time to time and have a solid relationship with Consumers, BWL and Ingham County 911. The platform has been paid for and installed, so the project now is to dismantle the older ones. Council Member Hussain asked if they can supplement the sirens or change the sound level. Chief stated he would look into it and adding more geographic areas.

Council Member Wood asked if the city paid for this in total or did Ingham County pay for a portion. The Chief stated the components were all paid for by the city, but they have to use the County wide system. Council Member Wood encourage a survey after they have done a few Saturday tests to narrow down the areas where people cannot hear it.

The Committee requested that the materials handed out today be distributed to all Council, with the information that Council Member Hussain will report out on this in his committee report at the October 2, 2023 Council meeting.

OTHER

Council Member Hussain asked OCA for an update on the proposed sign ordinance changes, specific to a request from Council Member Wood on abandoned signs. Ms. Hagen-Lawrence had no information and when Mr. Abood returned to the meeting, he stated they are reviewing the drafts and hope to speed up the timeline. The Committee asked for action on this ordinance in 2023.

Committee asked OCA for an update on homes on Sycamore. Mr. Abood stated they are aware of the issues and engaging in enforcement actions. It is moving towards coming out of EDP to OCA. Council Member Hussain asked if they were issuing tickets, and Mr. Abood stated it would depend on EDP but they would support them.

ADJOURN

Adjourned at 4:23 pm

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on October 3, 2023

OUTDOOR WARNING SIRENS STATUS



Office of Emergency Management
September 2023

*Submitted
@andy*

Siren Replacement Project

History – In 2020 the Office of Emergency Management started to develop a plan to replace the outdoor warning sirens. This was planned to be a 5–10-year project based on available funding each year. The process was accelerated in 2021 due to equipment failure due to age and infrastructure issues. (Poor condition of poles, bad wiring etc.) City administration was able to secure funding to replace the sirens all at once. When the funding was secured, the work commenced with our vendor.

A sound study was done with Federal Signal the manufacturer of the sirens who evaluated our proposed plan. The new sirens are far more advanced than the previous model and have a greater output. Due to more strategic placement, we were able to reduce the number of sirens from 22 to 11. The previous system provided approximately 80% coverage of the city while the new system provides greater than 99%.

Installation – The new sirens were installed in the fourth quarter of 2021 and the first quarter of 2022. For the next several months, we worked with the LBWL to get power to all the poles and get the system online fully. Once the new sirens were all live, the cutover was made to the new system and the old system was taken offline. Due to a lack of funding all further work was held until the next fiscal year. The previous system has had to sit dormant during this time.

Decommissioning of old sirens – When this current budget year started, work began on removing power from the old sirens and poles. This was in combination with the LBWL and Consumers Energy. This process took time as it was a low priority project for LBWL. They were working this around other time sensitive projects. The last siren was unhooked from power in August 2023.

Final steps – With the power unhooked we are now ready to schedule the removal of poles and old sirens. Once this is completed, the final step will be renaming and reprogramming of the sirens on the system to reflect the current and updated sirens and locations. The sirens are fully functional as they are, this last step just cleans up the user interface.

Summary – The City of Lansing has a fully functioning system that covers greater than 99% of the city. Our system is tied to the Ingham County system. We have the ability to activate any siren in the county or city from the 911 center, Lansing EOC or Ingham EOC. The City of Lansing maintains our sirens and Ingham County maintains the remainder in the county.

Operation of Sirens

Testing – The sirens are tested weekly on every Saturday at 1:00 p.m. The first Saturday of the month is referred to as a “loud test” which is when they are fully activated and should be heard. The remaining Saturdays are considered a “quiet test” which tests the communications to the siren and the internal workings. No sound is produced during these tests. The 911 center performs the weekly tests and that generates a report that is reviewed by the 911 supervisor as well as Lansing and Ingham County Emergency Management programs. We also maintain a status screen that alerts us to any sirens with failures.

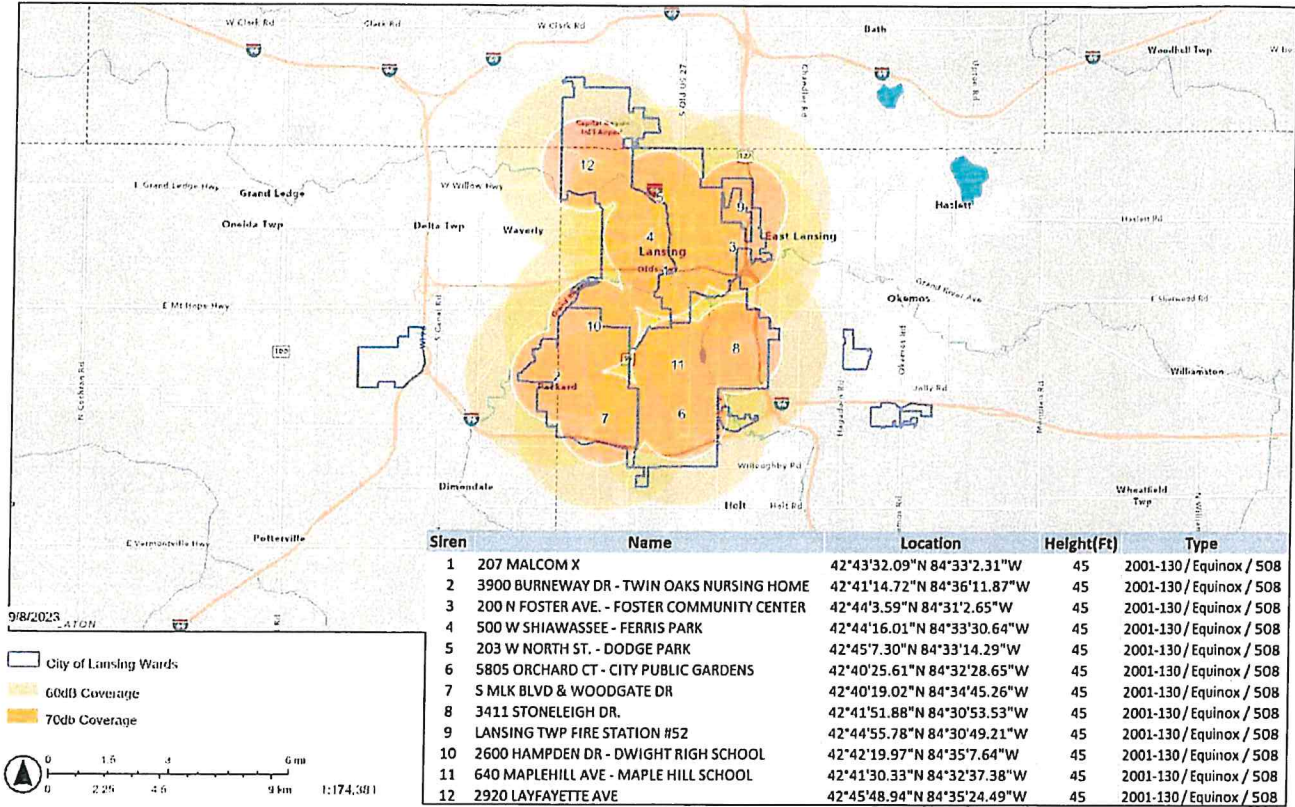
Activation – The trigger points for activating the sirens are a Tornado Warning as issued by the National Weather Service or any straight line winds greater than 75 mph. (See the attached policy.) The sirens can be activated by grids, meaning that the whole county is not necessarily tripped if the risk is in only in one area. (Example- A tornado warning in Leslie would not necessarily activate the City of Lansing sirens). The sirens are normally activated by the Ingham County 911 dispatch center with either EOC as backups.

Intended Use – Residents commonly have a misunderstanding of the capabilities of the sirens. Outdoor warning sirens are just as the name implies, meant to be heard outdoors. The sirens are for alerting people when they are doing activities outside and may be away from other forms of alerting such as a weather radio, television, or FM radio. They are not capable of being heard while indoors with the doors and windows closed. Frequently people will complain they can not hear the sirens and upon investigation we find they have their television or music playing and the central air conditioner running. With these factors and the insulation in modern houses, the sirens just can not overcome these obstacles nor were they meant to.

Old Sirens			
Siren	Name	Parcel Owner	Status
3	BWL Dye Water Plant	BWL	To be removed
4	Foster Community Center	City of Lansing	Replaced
5	Grand River School	CACS, Inc.	To be removed
6	Willow School	Lansing School District	To be removed
7	Northwestern School	Lansing School District	Replaced
8	Letts Community Center	Private Residential	To be removed
9	South Washington Office Complex	City of Lansing	To be removed
19	Harley Franks School	Lansing School District	To be removed
23	Emergent Biosolutions	Lansing School District	To be removed
10	Dwight Rich School	Lansing School District	Replaced
11	Mt. Hope School	Lansing School District	To be removed
12	Maplehill School	Lansing School District	Replaced
13	MLK & Mary St	Private Commercial	To be removed
14	Wainwright School	Lansing School District	To be removed
15	North School/Miller Rd Comm Ctr	City of Lansing	To be removed
18	Forest View School	Lansing School District	To be removed
20	Fulton Park	City of Lansing	To be removed
21	Lansing Fire Station #4	City of Lansing	To be removed
22	Otto Middle School	Lansing School District	To be removed

Current Sirens		
Siren	Name	Status
1	207 MALCOM X	In Service
2	3900 BURNEWAY DR - TWIN OAKS NURSING HOME	In Service
3	200 N FOSTER AVE. - FOSTER COMMUNITY CENTER	In Service
4	500 W SHIAWASSEE - FERRIS PARK	In Service
5	203 W NORTH ST. - DODGE PARK	In Service
6	5805 ORCHARD CT - CITY PUBLIC GARDENS	In Service
7	S MLK BLVD & WOODGATE DR	In Service
8	3411 STONELEIGH DR.	In Service
9	LANSING TWP FIRE STATION #52	In Service
10	2600 HAMPDEN DR - DWIGHT RICH SCHOOL	In Service
11	640 MAPLEHILL AVE - MAPLE HILL SCHOOL	In Service
12	2920 LAYFAYETTE AVE	In Service

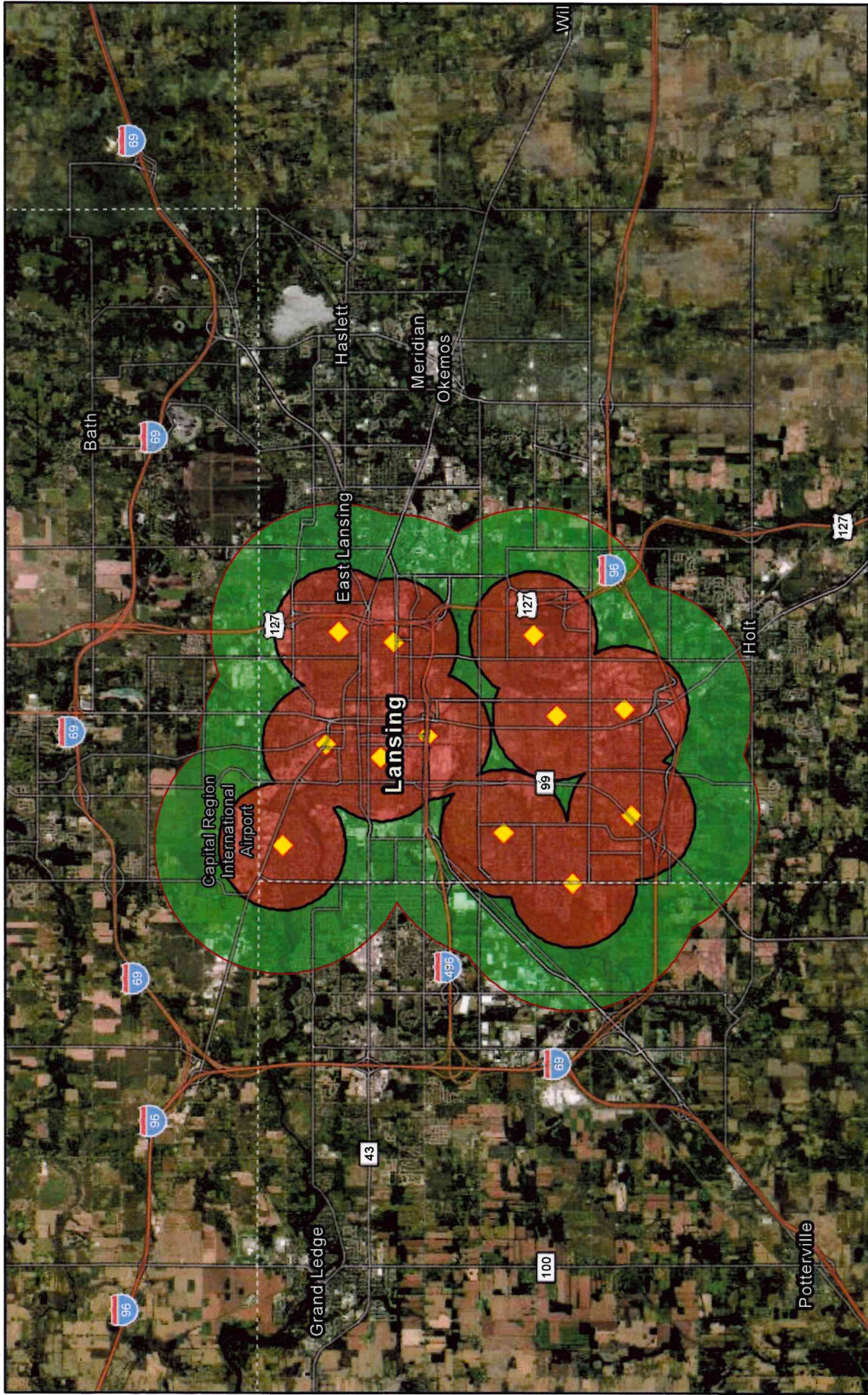
COL Outdoor Warning Sirens



Survey Question	On a scale of 1 to 5, how aware are you of the outdoor emergency siren notification system in our area and its intended purpose? Please check one.	On a scale of 1 to 5, how loud are the sirens in your area?	How effective do you believe the outdoor warning sirens are in alerting the community to emergencies? Please check one.	Do you think the outdoor warning sirens should be tested more frequently?	Have you ever received emergency information or alerts through other means (ex. smartphone, apps, TV, radio) during storm or emergency events?	If you have received emergency alerts through other means, how satisfied are you with the information provided? Please check one.	General region of Lansing that you are located in.
1	Very aware	Loud and easily detectable	Effective	Yes	Yes	Not satisfied	2704 Northwest Ave
2	Extremely aware	Loud and easily detectable	Very effective	I'm not sure	Yes	Satisfied	MLK/ St. Joe
3	Slightly aware	Quiet and difficult to hear	Not really effective	I'm not sure	Yes	Very satisfied	No Response
4	Very aware	Quiet and difficult to hear	Neutral	Yes	Yes	Satisfied	2202 N. Waverly Rd.
5	Moderately aware	Extremely loud and very easily detectable	Very effective	No	Yes	Satisfied	111 E. Dwight St.
6	Extremely aware	Moderate volume and reasonably detectable	Neutral	Yes	Yes	Very satisfied	North Lansing
7	Very aware	Faint and barely detectable/not detectable	Neutral	Yes	No	Neutral	3021 Beaujardin Dr.
8	Very aware	Quiet and difficult to hear	Not really effective	I'm not sure	Yes	Satisfied	Westmont Ave
9	Moderately aware	Moderate volume and reasonably detectable	Neutral	Yes	Yes	Satisfied	No Response
10	Very aware	Quiet and difficult to hear	Neutral	No	Yes	Satisfied	Colonial Village
11	Not aware at all	Faint and barely detectable/not detectable	Not really effective	Yes	Yes	Not satisfied	No Response
12	Extremely aware	Quiet and difficult to hear	Very effective	No	Yes	Neutral	48911
13	Moderately aware	Faint and barely detectable/not detectable	Effective	Yes	Yes	Very satisfied	Penn/ Mt Hope
14	Extremely aware	Loud and easily detectable	Effective	No	Yes	Neutral	200 Smith Ave
15	Very aware	Loud and easily detectable	Effective	No	Yes	Neutral	No Response
16	Extremely aware	Extremely loud and very easily detectable	Effective	No	Yes	Satisfied	Seymour/Lapeer
17	Very aware	Moderate volume and reasonably detectable	Neutral	I'm not sure	Yes	Satisfied	No Response
18	Extremely aware	Loud and easily detectable	Neutral	No	Yes	Neutral	No Response
19	Extremely aware	Loud and easily detectable	Very effective	Yes	Yes	Satisfied	5530 Kaynorth Rd.
20	Extremely aware	Moderate volume and reasonably detectable	Effective	I'm not sure	Yes	Satisfied	Marywood Ave
21	Very aware	Quiet and difficult to hear	Neutral	No	Yes	Satisfied	Butler/ Lenauee
22	Extremely aware	Moderate volume and reasonably detectable	Effective	Yes	Yes	Neutral	No Response
23	Extremely aware	Loud and easily detectable	Very effective	I'm not sure	Yes	Satisfied	MLK/ St. Joe
24	Very aware	Loud and easily detectable	Effective	Yes	Yes	Not satisfied	2704 Northwest Ave
25	Slightly aware	Quiet and difficult to hear	Not really effective	I'm not sure	Yes	Very satisfied	No Response
26	Extremely aware	Quiet and difficult to hear	Not really effective	Yes	Yes	Satisfied	Forest Ave
27	Moderately aware	Faint and barely detectable/not detectable	Not really effective	I'm not sure	Yes	Satisfied	1834 Fletcher
28	Extremely aware	Loud and easily detectable	Very effective	No	Yes	Satisfied	N. Catherine Ave
29	Extremely aware	Faint and barely detectable/not detectable	Very effective	No	Yes	Satisfied	South Lansing
30	Extremely aware	Loud and easily detectable	Effective	No	Yes	Very satisfied	Moored Park
31	Extremely aware	Moderate volume and reasonably detectable	Effective	I'm not sure	Yes	Neutral	Potter/Walsh
32	Slightly aware	Faint and barely detectable/not detectable	Not really effective	Yes	Yes	Satisfied	South Lansing
33	Moderately aware	Quiet and difficult to hear	Neutral	Yes	Yes	Satisfied	48911
34	Extremely aware	Moderate volume and reasonably detectable	Effective	No	Yes	Neutral	2807 S. Cambridge Rd.
35	Slightly aware	Faint and barely detectable/not detectable	Not really effective	No	Yes	Satisfied	South Lansing
36	Extremely aware	Loud and easily detectable	Very effective	Yes	Yes	Satisfied	2300 Devonshire Ave
37	Extremely aware	Loud and easily detectable	Very effective	Yes	Yes	Neutral	No Response

Submitted @ mty

2024 Siren Coverage Map



3/12/2024

Siren Total Locations

70db1

60dB2

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

75m Resolution Metadata

1:216,371

0

1.25

2.5

5 mi

0

2

4

8 km

Earthstar Geographics, Province of Ontario, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS

La. AD @mth

Page 71 of 107

Agenda Item 5. D

DISCUSSION – Ordinance Amendment to Parking Ordinance - OCA

Materials not available at time of publication
Continue to watch the website for updates



Agenda Item 6. E.

Commercial Sign Ordinance - OCA

Materials not available at time of publication
Continue to watch the website for updates



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

A handwritten signature in blue ink, appearing to read "Rawley Van Fossen" with a stylized "@mats" or similar mark at the end.



CITY OF LANSING COMMITTEE ON PUBLIC SAFETY

Updates on Simtob Management Properties
Joe Neller, NPL Consulting
Tuesday, February 13, 2024

COMMITTEE ON PUBLIC SAFETY

- About Simtob Management
- History of Red/Pink Tag Issues at Simtob Properties
- Progress Tracking and Current Compliance with City of Lansing
- Observations on Challenges and Opportunities for City of Lansing



ABOUT ME – JOE NELLER, NPL CONSULTING

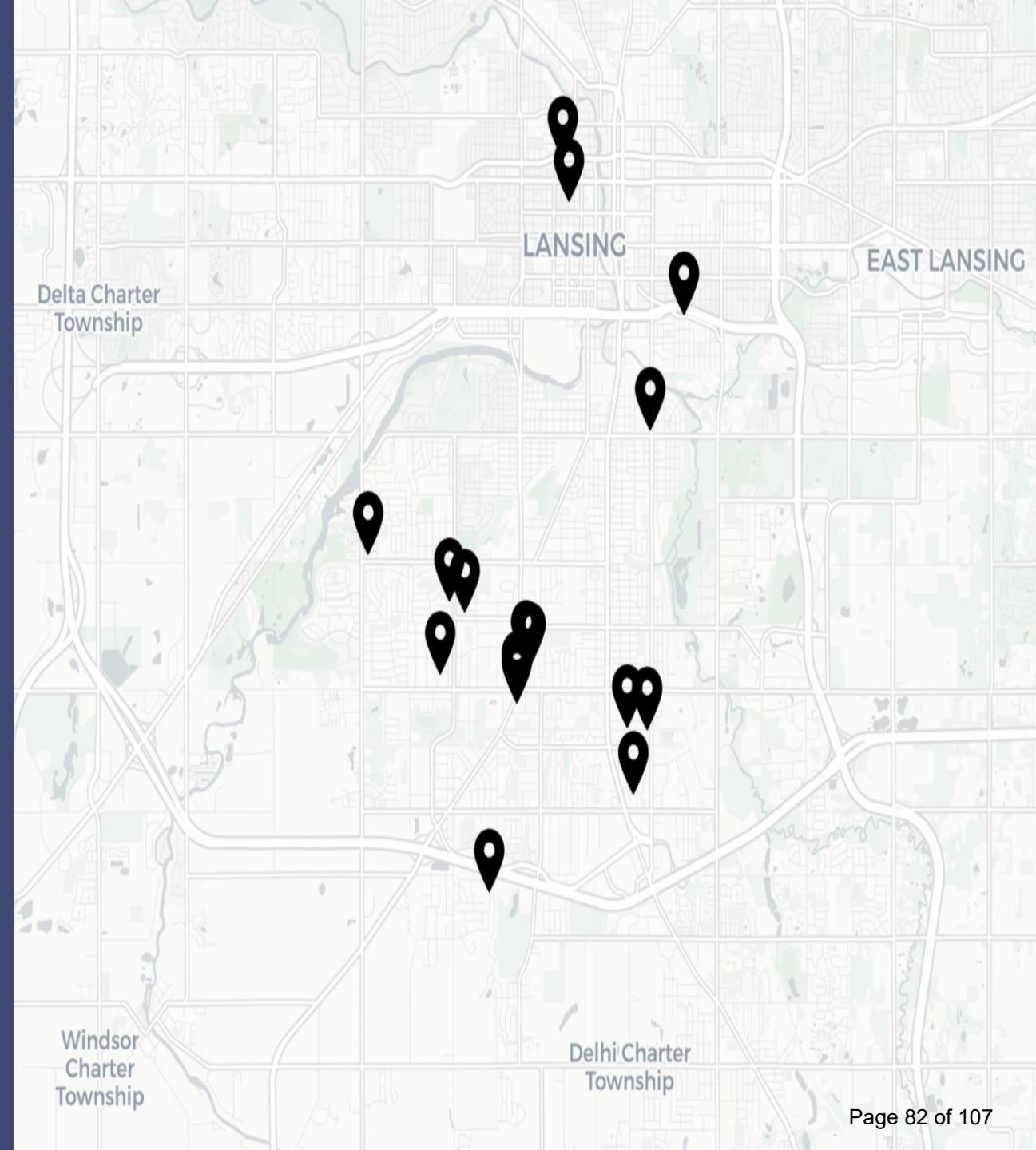
- 20 years experience in government affairs and regulatory compliance at the federal, state and local level
- Specializes in heavily regulated industries, such as healthcare, pharmaceuticals, energy (oil and gas), and marijuana
- Graduated from James Madison College at Michigan State University
- Lansing resident from 2006-2020
- Engaged by Simtob Management since April 2023 to improve working relationship and level of compliance with City of Lansing

SIMTOB MANAGEMENT

- Founded in Lansing in 2020 with the purchase of Eagle Manor
- Headquartered at 1414 S Pennsylvania Avenue, Lansing Michigan
- Provide clean, safe, and affordable housing for tenants in Lansing & Kalamazoo
- More than 1,100 apartments under management, with most located in Lansing:
 - 674 apartments across 15 properties in Lansing
 - 428 apartments across 3 properties in Kalamazoo
- Properties operated under the Flatz Living management company

FLATZ LIVING IN LANSING

- 15 Properties in City of Lansing, predominately in South Lansing (Wards 2 & 3)
- 674 units under professional management
- Average rent \$850/mo. – below market average
- 46 employees, 6 on-site leasing offices
- Experienced property management leadership recently hired:
 - Jeremy Matthews, Director of Property Management
 - Tim Laplante, Director of Facilities
- FlatzLiving.com and Resident Portal
- Community Involvement with Holy Cross, Advent House, Allen Neighborhood Center, and others



FLATZ LIVING – PROPERTY PORTFOLIO

Property Name	Street Address	Year Acquired	Compliance Status at Acquisition
MLK Flatz	4620 S Martin Luther King, Jr. Blvd.	2020	Pink Tags
Holmes Flatz	2222 W Holmes Road	2021	Red Tags
Simken Flatz	3501 Simken Drive	2021	Pink Tags
Walnut Flatz	826 N Walnut Street	2021	No Rent Certification
Chestnut Flatz	1216 N Walnut Street	2021	No Rent Certification
Jolly Flatz	645 E Jolly Road	2021	No Rent Certification
Hiland Flatz	2901 Mersey Lane/3715 Sandhurst	2021	No Rent Certification
Aspen Flatz	1300 Georgetown Boulevard	2021	No Rent Certification
Fred Flatz	828 Fred Street	2022	No Rent Certification
Louisa Flatz	814 Louisa Street	2022	No Rent Certification
Atlantic Flatz	909 E Jolly Road	2022	No Rent Certification
Cavanaugh Flatz	911 E Cavanaugh Road	2022	No Rent Certification
Baltic Flatz	1001 W Cavanaugh Road	2022	Red & Pink Tags
Ventnor Flatz	1115 Dorchester Cir	2022	Red & Pink Tags
Pacific Flatz	1401 E Kalamazoo Street	2022	Red & Pink Tags
Carolina Flatz	2411 Risdale Avenue	2023	Full Compliance

RED/PINK TAGS AT SIMTOB PROPERTIES

- It is important to note that Simtob Management specializes in the acquisition of red/pink tag properties in the City of Lansing
- Properties acquired in distressed condition after 5-10 years of neglect, disrepair, and noncompliance with the City of Lansing
- Simtob Management has invested more than \$40 million into the purchase, repair, and renovation of properties in the City of Lansing since 2020, including:
 - \$5mm on residential unit renovations and common areas
 - \$1.5mm on structural property repairs such as boilers, roofs and parking lots
 - \$1.25mm on security upgrades and general maintenance



PROGRESS AT SIMTOB PROPERTIES

- No private housing developer has resolved more red/pink tags in the City of Lansing than Simtob Management since 2020
- All properties achieve rental certification within first 12 months of acquisition
- Across the 674 units under management in Lansing, only 11 red tags remain
- Simtob Management has resolved hundreds of red and pink tags in the City of Lansing

PROGRESS AT SIMTOB PROPERTIES – HOLMES FLATZ

2222 W. Holmes Road

- Single-building property
- All repairs are complete. Property is awaiting final inspections.
- Final Building Safety Inspection on Wednesday, February 14
- Rental Inspection to be scheduled following final building inspection. City of Lansing currently 45-60 days out for inspection dates.



PROGRESS AT SIMTOB PROPERTIES – PACIFIC FLATZ



- Property located off E. Kalamazoo Street
- Property includes 5 buildings with separate addresses
- New roofs, balconies, parking lot surfaces, common areas, and residential unit renovations
- Increased security measures, including upcoming addition of Lansing Police Department office on-site
- Donation to Allen Neighborhood Center of public art in Hunter Park

PROGRESS AT SIMTOB PROPERTIES – PACIFIC FLATZ



- 1317 E Kalamazoo – Fully Compliant
- 1331 E Kalamazoo – Fully Compliant



- 1401 E Kalamazoo – Fully Compliant
- 1415 E Kalamazoo – Rental Inspection scheduled for February 23, 2024
- 1421 E Kalamazoo – Rental Inspection Requests Submitted and Awaiting Response for a Month

PROGRESS AT SIMTOB MANAGEMENT

- Final outstanding major project at Baltic Flatz (1001 W Cavanaugh Rd) with a plan to renovate all common areas and 53 residential units, along with balcony and parking lot repairs
 - Estimated completion by April 1, 2024
- Weekly reports on projects related to permitted construction, red/pink tag issues, and rental certifications to the City of Lansing Economic Development & Planning and Office of the City Attorney
- Recent reports to Director Van Fossen and Deputy Director Montry demonstrate Simtob Management compliance across all properties at nearly 85%
 - Up from 45% in June 2023
- Company expects full compliance across all properties by April 1, 2024

CITY OF LANSING – OBSERVED CHALLENGES

- Frequent Changes in Departmental Leadership
 - 3rd EDP Director in the past 10 months, 4th since 2020
 - Other leadership changes within Building Safety & Code Compliance
- Insufficient and/or Inefficient Resources
 - Need for more city inspectors and to rethink their deployment strategy
 - Need for cross-training of individuals, especially for plan review and permits
 - Need to reconsider allowance of photos/videos to reduce number of on-site inspections
- Manual Reports and Processes
 - Need to reduce the number of handwritten notices and reports
 - Need to improve the use of electronic, real-time data and reports
 - Need to improve the use and functionality of BS&A software

CITY OF LANSING – THANK YOU

- Thank you to Chairman Ryan Kost and Committee on Public Safety
- Appreciate the leadership of EDP Director Van Fossen and Deputy Director Montry, along with the work of the entire staff
- We look forward to continuing to work together on this important issues with the City of Lansing. We extend an open invitation to tour the properties at any time
- Any follow up questions or concerns can be directed to me at joe@nplconsultant.com or 517-648-0328

Boak, Sherrie

From: Montry, Nicholas
Sent: Tuesday, March 12, 2024 3:34 PM
To: Kost, Ryan; Spadafore, Peter; Pehlivanoglu, Trini; Boak, Sherrie
Cc: Van Fossen, Rawley; Puente, Lynne; Allen, Walter
Subject: Public Safety Agenda Updates
Attachments: 3301 TURNER.pdf; Red Tag - Demo - Updates 3-12-24.docx

Good afternoon,

Please see the updates regarding the recurring agenda items and the subsequent attachments. If you'd like further information or need clarification regarding the updates, please let us know and we will follow up quickly.

Walter will be present to discuss the MSD properties. The following updates are accurate as of today, 3/12/2024.

1. **3301 Turner Street (MSD Progress):**

- a. The owner has been in weekly communication with Code. There continues to be slow progress in gaining compliance.
- b. Currently, the owner is working on permit items that need to be addressed.
- c. EDP believes this property should be tabled as progress continues.
- d. See the requested attachment.

2. **Autumn Ridge:**

- a. On Thursday, 2/22/2024, EDP's Code Enforcement visited Autumn Ridge and red-tagged 112 vacant units. The red tags were placed due to the lack of a valid rental certificate (Certificate of Compliance). This enforcement action is in alignment with the Code of Ordinance 1460.44 (h).
- b. Code Enforcement will continue enforcement efforts until the property owner(s) have brought the property into compliance.

3. **Simtob:**

- a. Simtob continues to make progress. *(3 properties received their Certificate since the last report)*
 - i. 78% or 38/49 properties are in compliance and have a valid rental certificate.
 - ii. 18% or 9/49 are in the renewal phase (waiting for corrections to be completed or waiting on inspections to be completed)
 - iii. 4% or 2/49 are noncompliant.
 1. 2222 W. Holmes – Simtob still has a few permits that need to pass a final inspection. Once passed, the rental inspection may be scheduled.
 2. 1421 Kalamazoo – Rental inspection scheduled for 3/20/2024.

4. **List of open action letters:**

- a. We would like further details regarding this request. Are you requesting a total of open enforcements?

5. **Progress of "dormant properties":**

- a. See the attached.

6. **Fee Study:**

- a. The Fee Study draft is close to completing the final review. There are a few fees EDP reviewing. Our goal is to introduce fee changes in the FY2025 budget. We will continue to keep the Committee updated on the Fee Study.

Submit prior to mtg ¹

Have a great day and reach out with any questions.

Regards,

Nicholas Montry

Deputy Director

Department of Economic Development and Planning

316 N. Capitol Ave. | Lansing, MI 48933

O: 517-483-4060 | E: Nicholas.Montry@lansingmi.gov

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



Andy Schor, Mayor

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. The property was last heard at the February 22,24 demo board meeting. **Tabled until March 28, 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-** The 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's an active Zillow listing, he believes there is a pending offer. The property was last heard at the February 22, 2024 meeting. **Tabled until March 28, 2024.**
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 –** The 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 of this property and is **scheduled to be heard at the March 28, 2024, meeting.**
11. **1519 Linval St. -** Property is to be heard on March 11, 2024, at City Council.
12. **929 N Seymour-** Tabled until the March 28,24 meeting with the hopes the owner has an inspector come out and re-inspect the property. The owner is more than 50% done, we may not be able to un-tag the property but hopefully, we will be able to pull it out of the demolition process. **Tabled until March 28, 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

- 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. Rough Mechanical inspection passed on 2/14/24. A plumbing Permit was applied for 2/26/24 to replumb the entire dwelling.
 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 on **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** – Property to be heard by City Council on March 11, 2024
 23. **651 E Jolly**-Demolition permit issued **12/07/2023.** E-mailed Bolle Contracting on 2/26/2024 for an update no inspections are scheduled for the demolition.
 24. **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.**
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