

AGENDA

Committee on Public Safety AGENDA FOR MARCH 26, 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. March 12, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 3301 Turner Street
 - C. RESOLUTION - Orders to Make Safe or Demolish; 1519 Linval Street
6. **Other**
 - D. Ordinance Amendment to Parking Ordinance- OCA
 - E. Economic Development & Planning Department Updates:
 - 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.

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MINUTES

Committee on Public Safety

Tuesday, March 12, 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

Joe Neller, SIMTOB

Emily Linden, Internal Auditor

Chief Sturdivant, LFD

Jason Wilkes

Norma Bauer

James Acker

Michael McKissic

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM FEBRUARY 13, 2024, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Ms. Bauer spoke on the emergency sirens, and asked if there is a policy where LPD had to go to an emergency call before LFD.

DISCUSSION/ACTION ITEMS

RESOLUTION- Orders to Make Safe or Demolish 3301 Turner Street

Mr. Allen updated the Committee, and Council Member Kost noted this has been ongoing on the agenda. Mr. Allen confirmed there are permits and work is occurring but moving slowly and working on violations. Council Member Kost asked about a mechanical permit that was suspended due to licensing and outstanding fees. Mr. Allen stated fees were paid today, regarding the suspended mechanical permit it appeared he owes \$130 and that is still outstanding.

Council Member Pehlivanoglu noted this has been in the process since 2017, and Council Member Kost noted the Show Cause was in October 2023. He confirmed he has seen the owner at this Committee twice and at the show cause hearing, and since he was making improvement, this has been ongoing instead of make safe. Council Member Pehlivanoglu asked what items are still outstanding.

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Mr. Allen stated he paid for plumbing permit today, building has remodel and siding, but once plumbing done and electrical he can move forward on the building issues. Council Member Pehlivanoglu noted it appears to be slow, permits are being pulled.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH AT 3301 TURNER STREET. MOTION CARRIED 2-0.

RESOLUTION –Make Safe or Demolish; 1326 N Jenison Avenue

Council Member Kost read the details noting it is not fire damaged and 60 days makes safe.

Mr. Allen noted there are not permits for demolition or any other open work.

Mr. Acker explained he hired a contractor who informed him gotten permits since October. He appealed that he has personal items in his attic, has been taken advantage of by a contractor and asked for some advice. Council Member Kost suggested an attorney, but Council cannot provide legal advice. In addition, he contacted BWL for the paperwork to take down the service line, but that will take time. Council Member Kost noted that Committee can take action, and after Council takes action, he will have 60 days.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH AT 1326 N JENISON AVENUE IN 60 DAYS. MOTION CARRIED 2-0.

RESOLUTION –Make Safe or Demolish; 1519 Linval Street

Mr. Allen informed the Committee that the property has been tagged for a while, and has a new owner now. There was a building permit pulled today and already have electrical and plumbing permits that are open. The demo board did hear this and decided to move to Council, even though they have been do work but slow.

Mr. McKissic explained the process he does when he is teaching kids trades, which he stated is not fast. He provided photos of 2005 Sunnyside which was an earlier fire damaged project he worked on with students. He then provided photos on 1519 Linval and the progress they are making. He appealed to the Committee so they can continue working on the home.

Council Member Kost noted the Code presentation stated their last inspection was 2015 and asked what Code Compliance recommendation was. Mr. Allen stated they are recommending to table.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH AT 1519 LINVAL STREET. MOTION CARRIED 2-0.

Council Member Kost stated this will continue to be added to the upcoming agenda.

DISCUSSION – Emergency Sirens – LFD

Council Member Kost noted this was presented in 2023, and 2 weeks ago test sirens went off and so residents have contacted Council because they did not hear sirens.

Chief Sturdivant noted that this came up because in 2023 there was some confusion on the County, and after a deep dive Council and Chief asked for a survey. He presented the survey results and noted the design is to be heard outdoors, they were not intended to be heard indoors. They are to inform the public to get into shelter, but these go with TV and radio reports, weather radios. No one component is going to address everything. The number of sirens went to 12 but that siren coverage increased. The sirens are driven and provided with oversight from Ingham County and are not City of Lansing resources. Part of the Tri-County coverage under emergency management, and the first Saturday is tested on a "loud test", the other 3 Saturdays in the month are quiet to check technology. The City of Lansing LFD and emergency management are proposing running a media public knowledge blitz of

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information and so are working with City communications on how to get that information out. There is misunderstandings, miseducation and misconceptions and so they are looking forward to addressing those errors and get out in front of the education now. The Chief outlined the survey, knowing there were only 38-39 respondents, and the results reflect that in one question, everyone responded yes on if they receive emergency information or alerts through other means. So to educate people they are working on a platform to educate, working with the County to elongate the “blast” to make sure people hear, then will reach out for open feedback.

Council Member Kost asked if someone was outside and does not hear it, who can they call. Chief Sturdivant stated they should call 311. The Chief asked the Committee to look for ideas and suggestions and bring to LFD to make things better.

Mr. Wilkes asked if LFD is looking at another way of gathering data, because only 40 respondents are not a good reflection. He asked them not to just use website, but to reach out to neighborhoods.

Committee suggested utilizing the schools for information.

DISCUSSION – Ordinance Amendment to Parking Ordinance – OCA

Ms. Hagen- Lawrence stated OCA is still working on it, she has met with Public Service Director. The primary hurdle that they have to work through is for the areas that have traffic control orders on one side due to street width. Any way to draft ordinance would require a period time to park on street, and that is difficult.

Council Member Pehlivanoglu asked if the concept is one side or several nights on one side and on another. Ms. Hagen- Lawrence they are working on a draft with odd/even parking.

Ms. Linden stated she spoke to Grand Rapids on the financial side and working on document for them.

Mr. Wilkes suggested the Committee to look at what work was done in the past by Council, proposals that wouldn't work and didn't work. He asked for information to provide on an ordinance to enforcement and the courts so they can understand.

Council Member Kost asked about the rv, trailers and other vehicles in the road, if that is City or State law. Ms. Hagen-Lawrence stated it is under City ordinance. Council Member Kost asked if State law circumvents or preempts the City of making something tougher, and Ms. Hagen-Lawrence stated the City looks at towing under State law.

OTHER

Pending Topics

City Attorney Updates on Commercial Sign Ordinance-

Ms. Hagen-Lawrence stated the Planning Commission began their work in March. If for some reason there are changes, OCA will update the Committee.

Council Member Kost stated they will remove from pending.

Economic Development & Planning Department Updates –

- Autumn Ridge-

Ms. Hagen Lawrence stated there should be no discussion in open session because it is pending litigation.

- SIMTOB –

Mr. Neller confirmed they are making progress in certifications and renewals. There was a change in time on W. Holmes. It is not a common area walkway and there was some decking issues brought up, and after inspections they will take down and rebuild it, so that pushed the timeline out a month. The rest of the properties continue to move forward. Council Member Pehlivanoglu asked if the April 1st date is moved, and now May. Mr. Neller stated they are trying

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to work fast and a quick fix but this is a better long term solution. Moving people in by April 1st now is unlikely and will also be dependent on building safety and code. He assured them he will have more specifics at the next Committee meeting. Council Member Pehlivanoglu noted she has seen some progress he is speaking of. Council Member Kost informed Mr. Neller and encouraged the location at Kalamazoo are dark at night. Mr. Neller accepted the note and stated he will follow up. Regarding the door paint on the main office, he asked if the façade improvement grant would qualify. Ms. Linden stated she was not aware of a minimum, but they are small dollar grants. Mr. Neller stated they are looking at it.

- List of Open ACTION Letters

Mr. Montry sent the letter just before the meeting asking for more information.

- Progress on Dormant Properties

Mr. Montry sent an earlier document and the Committee briefly looked at it.

- Fee Study Update

Only noted in the email.

Council Committee asked for further discussion at future meetings once EDP can attend.

ADJOURN

Adjourned at 4:59 p.m.

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

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

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

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

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:	

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION
Dept. Request for Show Cause	10/04/23	2nd Request (1st time not placard correctly by Dept.)
City Council	10/16/23	Referred - Committee Public Safety
Committee on Public Safety	10/17/23	Approved RES Set Show Cause
City Council	10/30/23	Set Show Cause for 11/13/23
City Council	11/13/23	Show Cause Hearing
Committee on Public Safety	12/05/23	Committee requested to stay on monthly for updates on progress report out by Dept.
Committee on Public Safety	01/23/24	Dept. asked for grace period since work being done, moved to next meeting
Committee on Public Safety	02/13/24	Work beign done, tabled until next meeting
Committee on Public Safety	03/12/24	Work beign done, tabled until next meeting
Committee on Public Safety	03/26/24	

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.

**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

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

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

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

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:	

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION
Dept. Request for Show Cause		None Given
City Council	02/12/24	Referred - Committee Public Safety
Committee on Public Safety	02/13/24	Approve RES to Set Show Cause
City Council	02/26/24	Approve Set Show Cause for 3/11
City Council	03/11/24	Show Cause held
Committee on Public Safety	03/12/24	Tabled until next Mtg.
Committee on Public Safety	03/26/24	

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 6. D.

Ordinance Amendments to Parking Ordinance - OCA

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





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

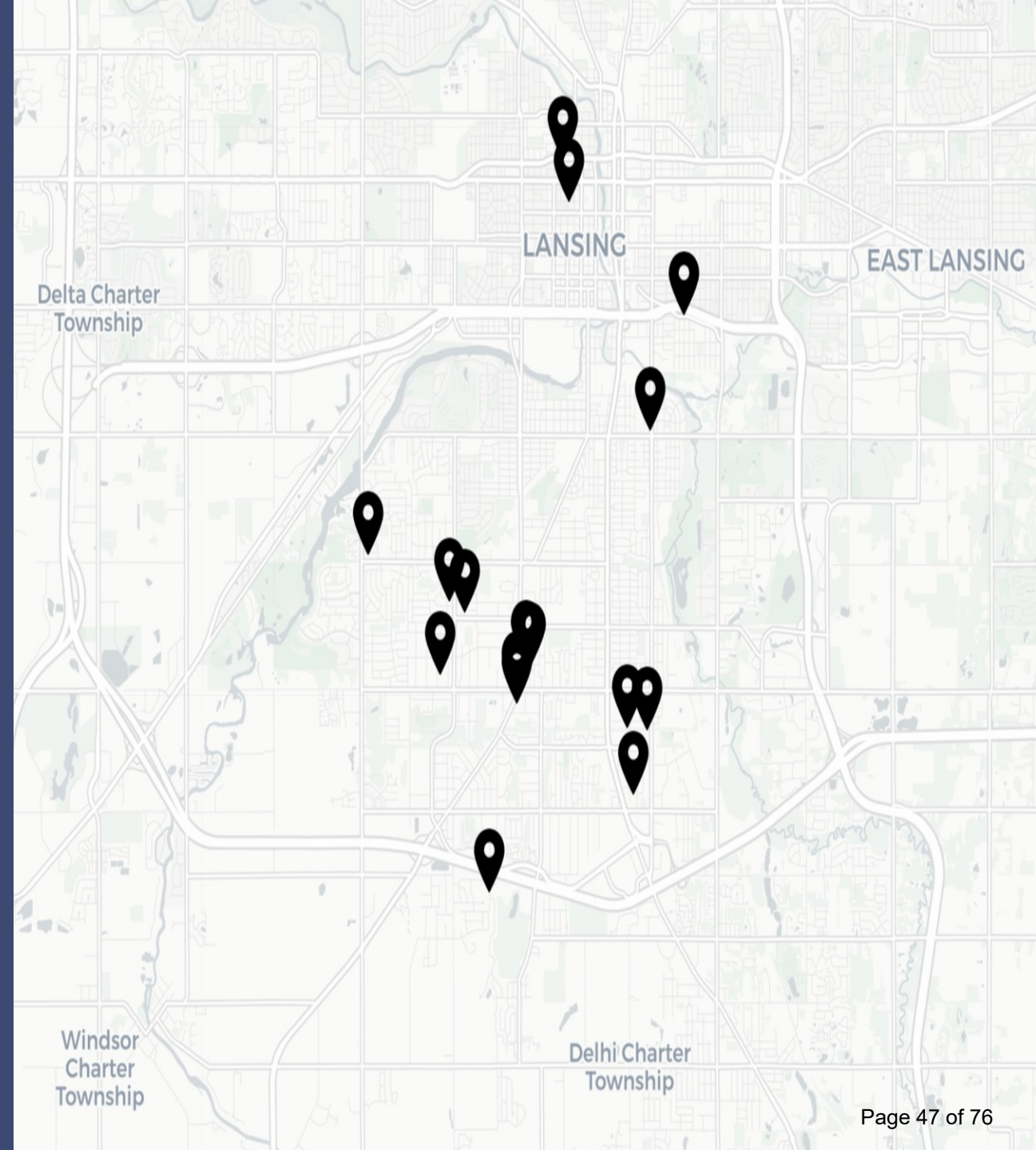
- 20 years experience in government affairs and regulatory compliance at the federal, state and local level
- Specializes in heavily regulated industries, such as healthcare, pharmaceuticals, energy (oil and gas), and marijuana
- Graduated from James Madison College at Michigan State University
- Lansing 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

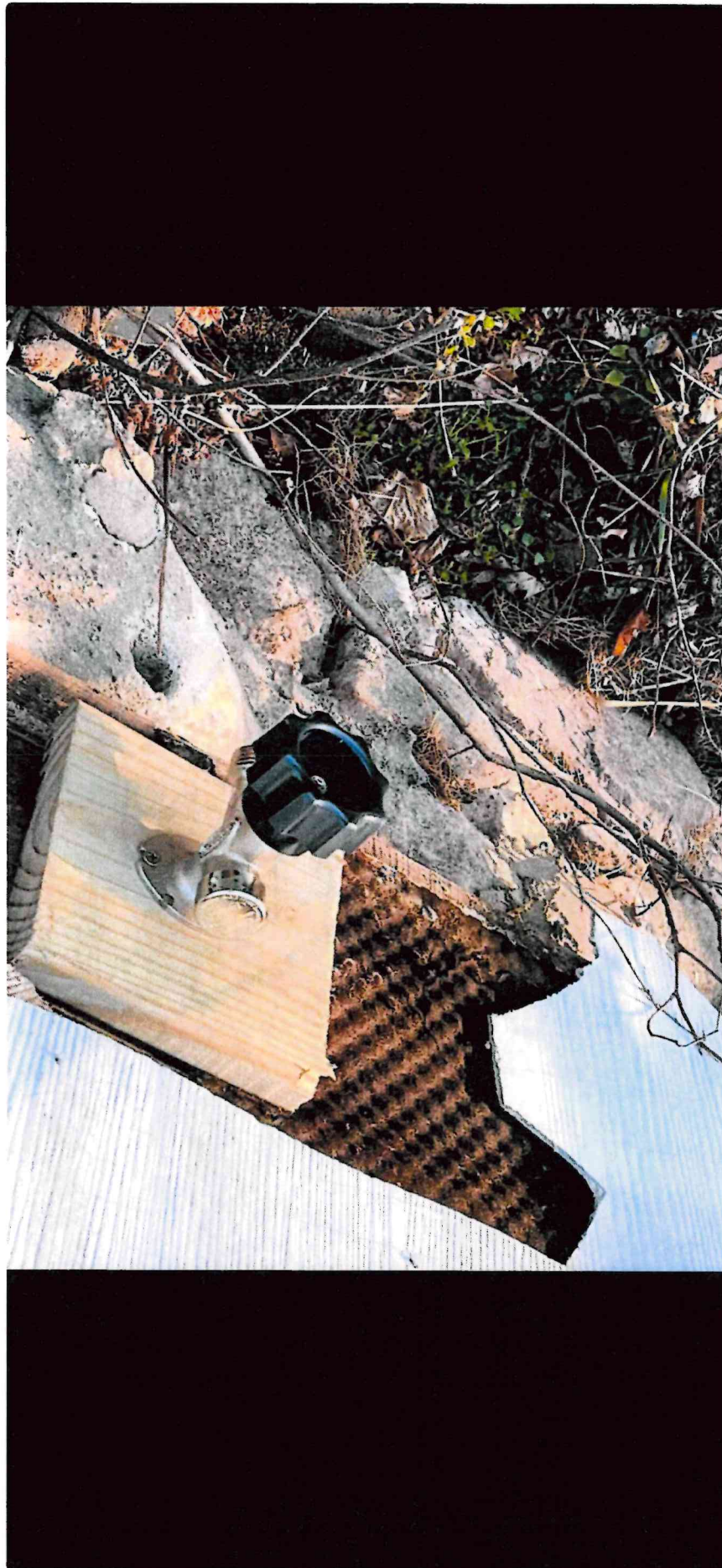
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

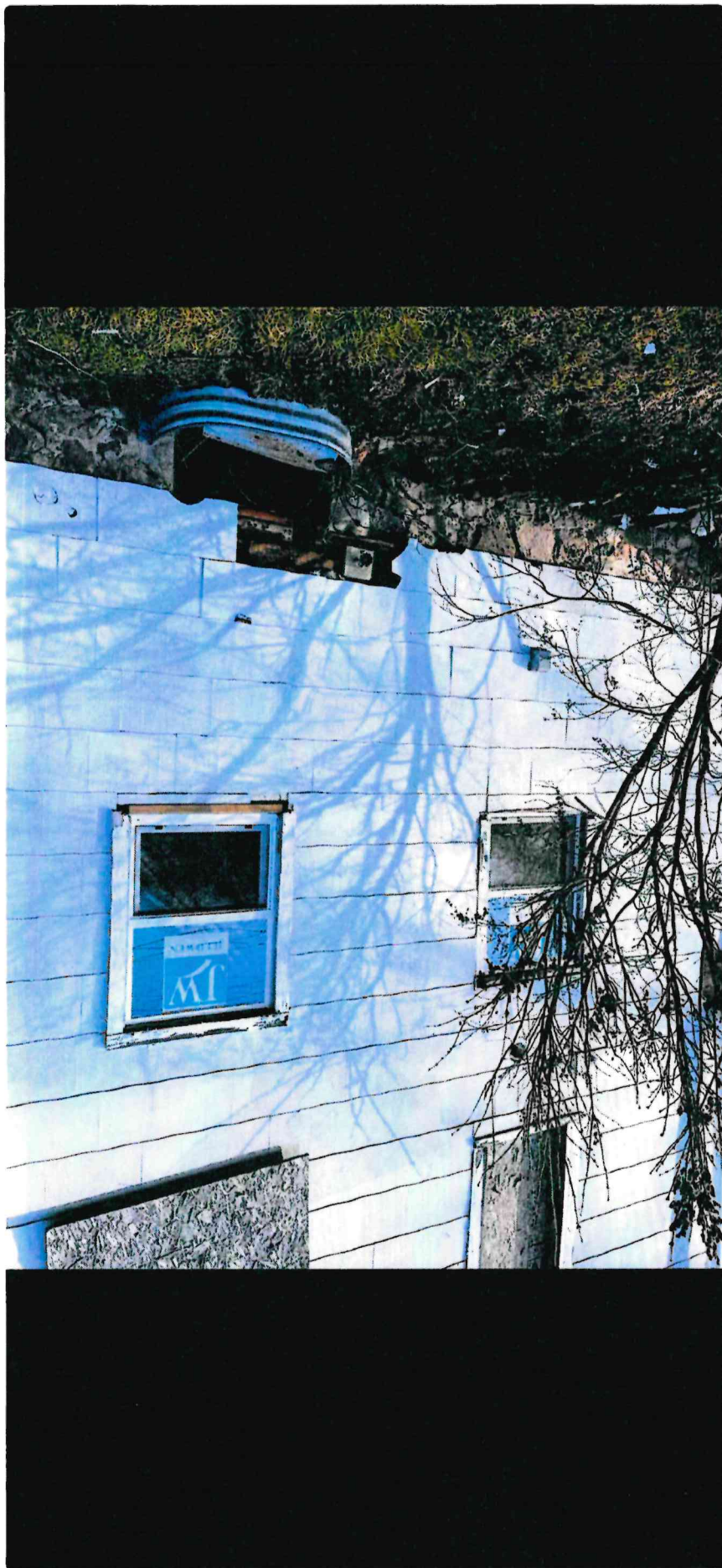


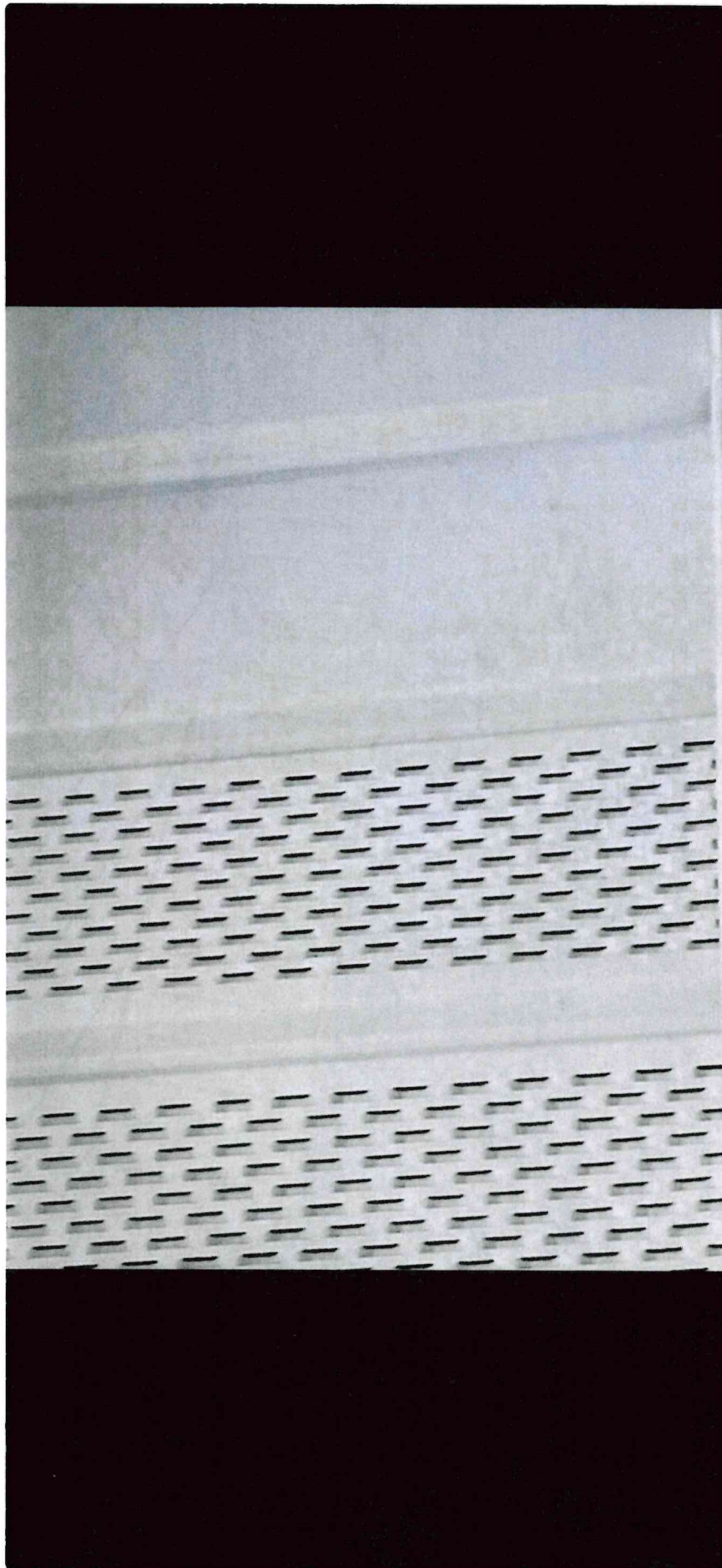
Andy Schor, Mayor

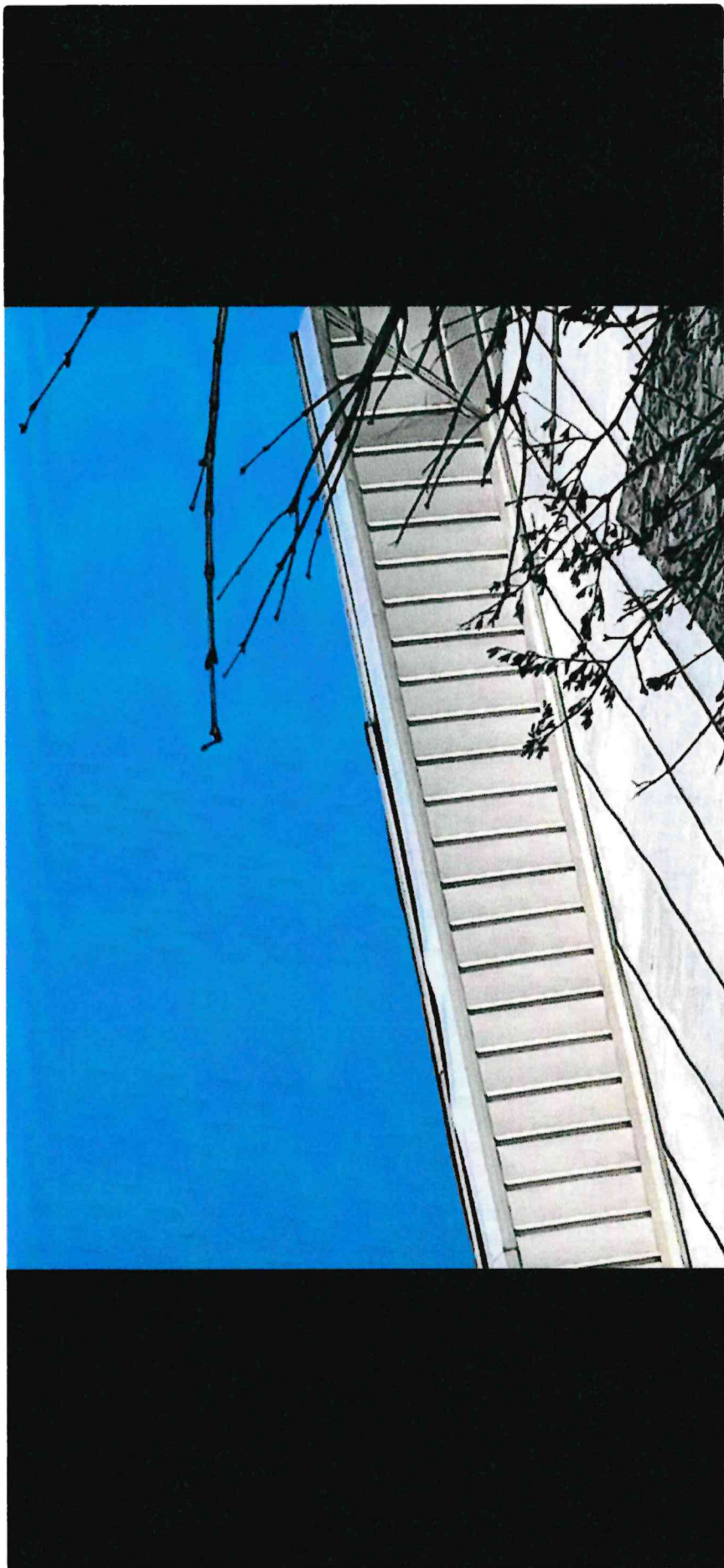
1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28, 2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the 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

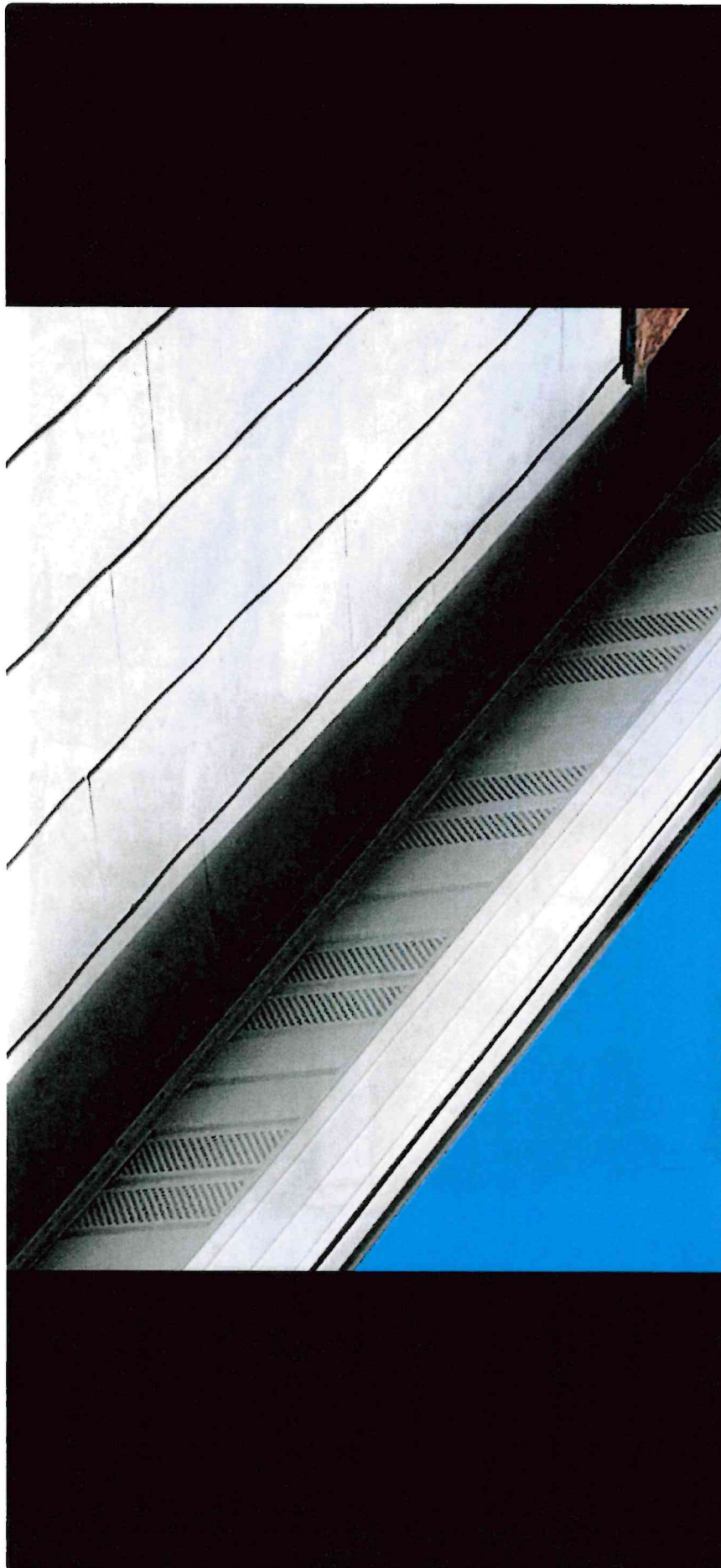
- second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2024, meeting.**
15. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7, 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.**
 25. **619 W. Mt. Hope-Awarded to Bolle Contracting on 2/26/24.**
 26. **5625 Kaynorth**-Property had its first demo board meeting on 1/25/2024 per the taxpayer he is in the process of taking the property back from his brother whom he sold the property to 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.**
 27. **1044 Ontario**- The property had its first demo board meeting on 1/25/2024 the owner attended the meeting; he plans to fix up the property and have permits in place by the next demolition board meeting. **Tabled until March 28, 2024.**
 28. **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 March 28, 2024 meeting with the expectation that he will have permits in place. **Tabled until March 28, 2024.**
 29. **2407 Dunlap ST**- Property heard at the February 22, 2024 demolition board meeting. **Tabled until the March 28, 2024 meeting.**
 30. **1300 W. Maple**-Property heard at the February 22,2024 meeting. **Tabled until the March 28, 2024 meeting.**





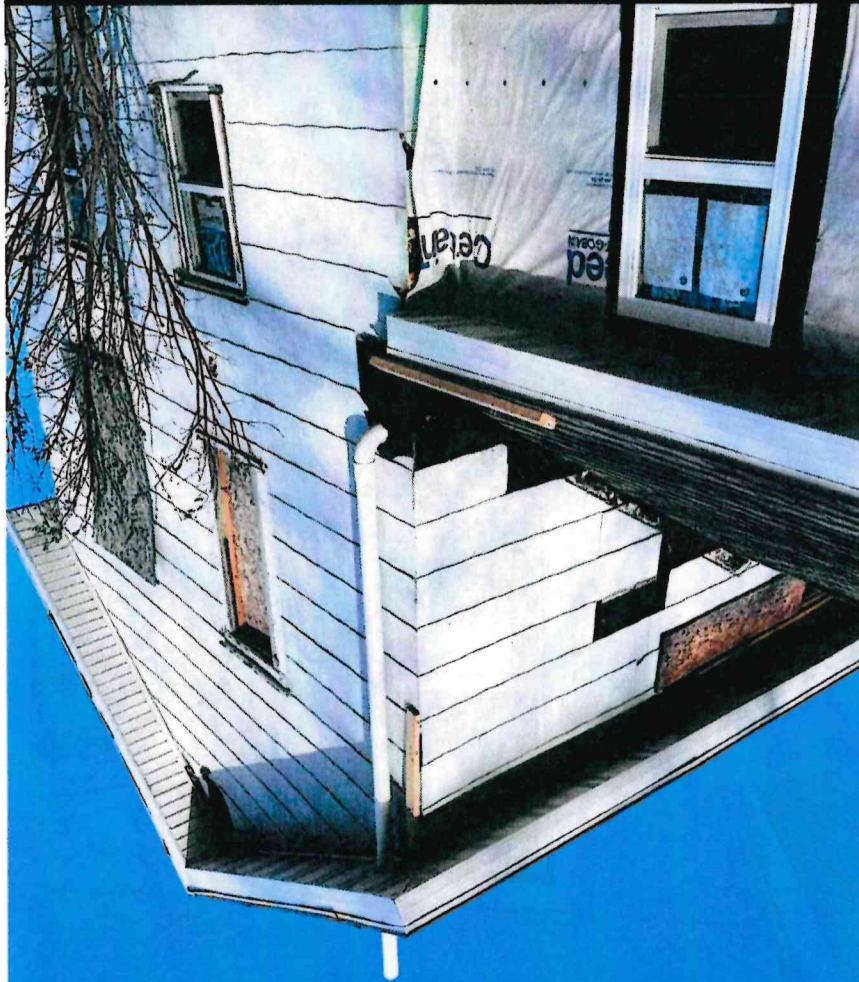




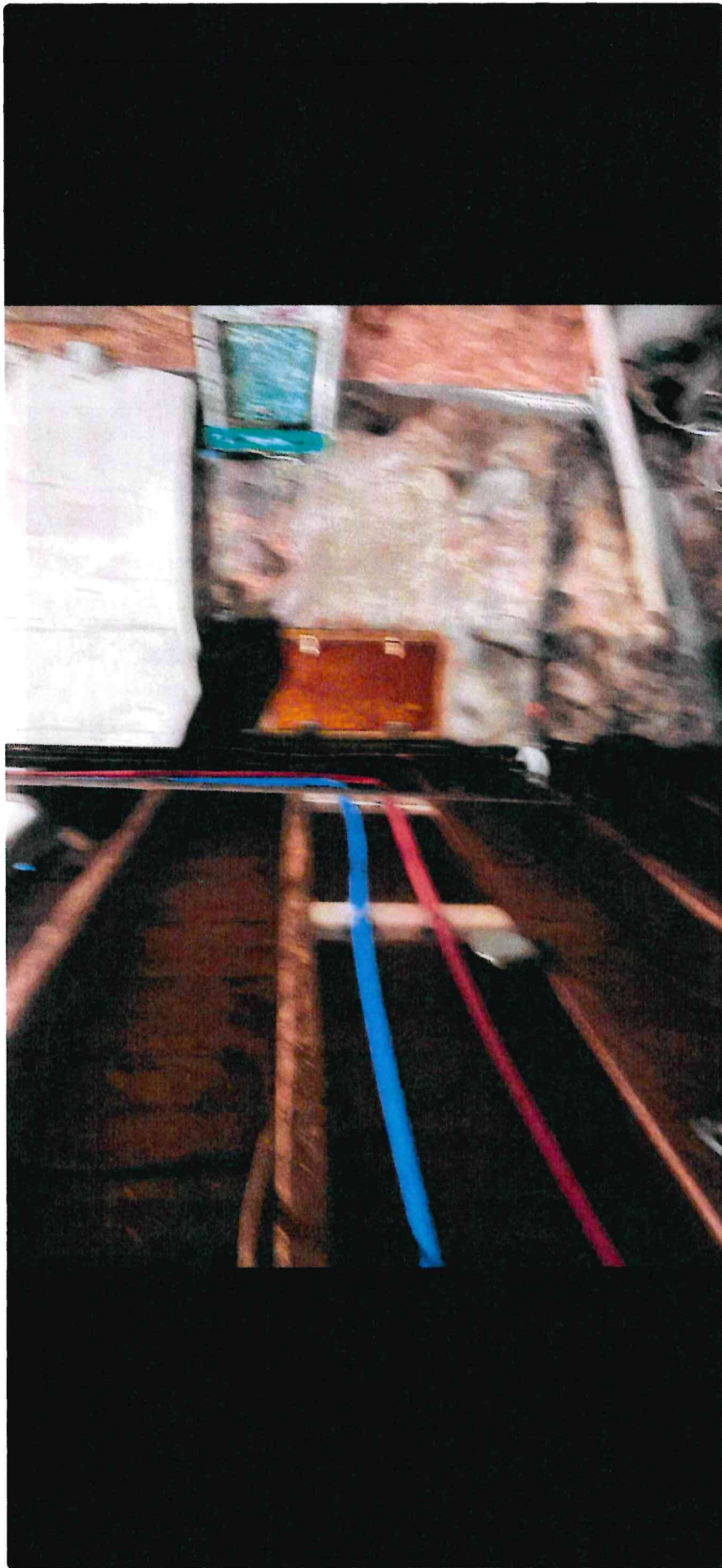




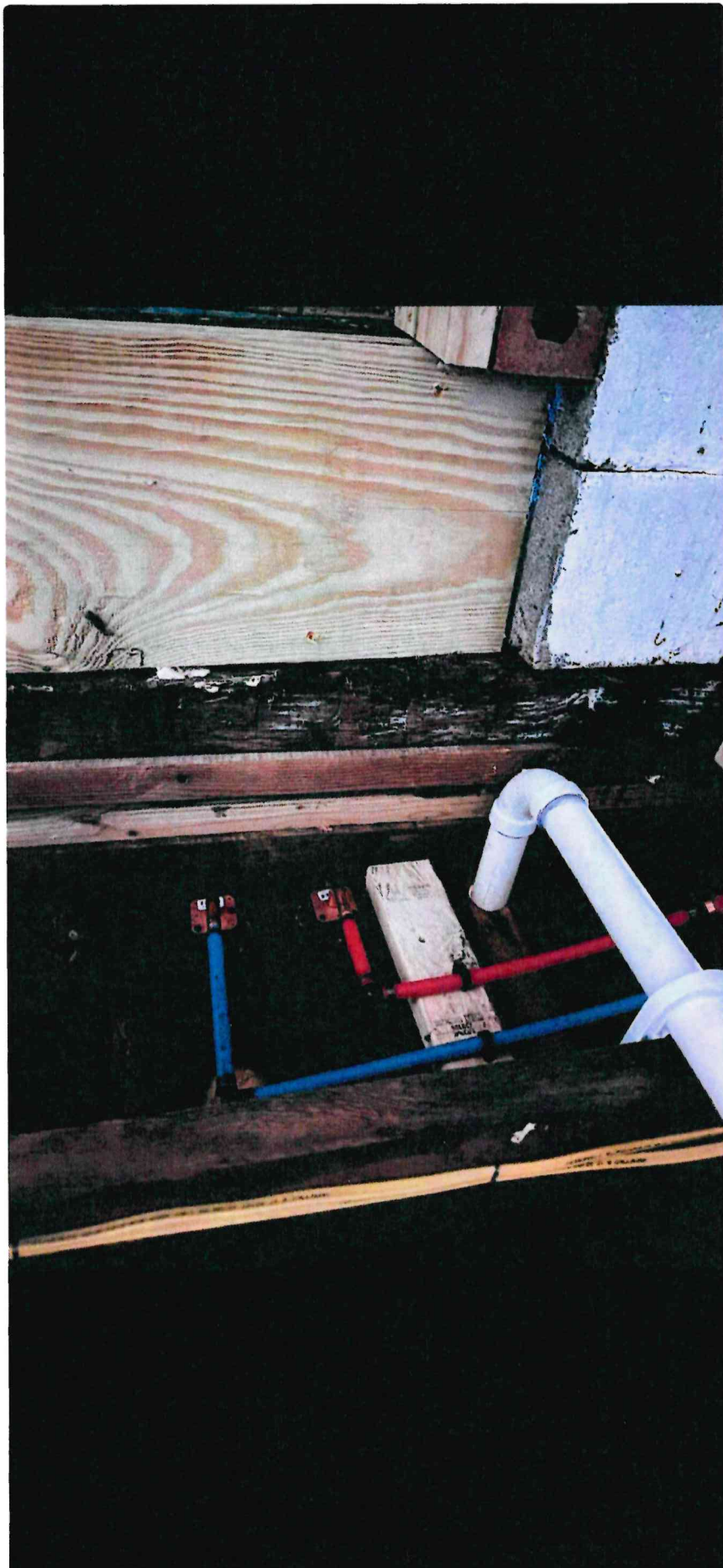












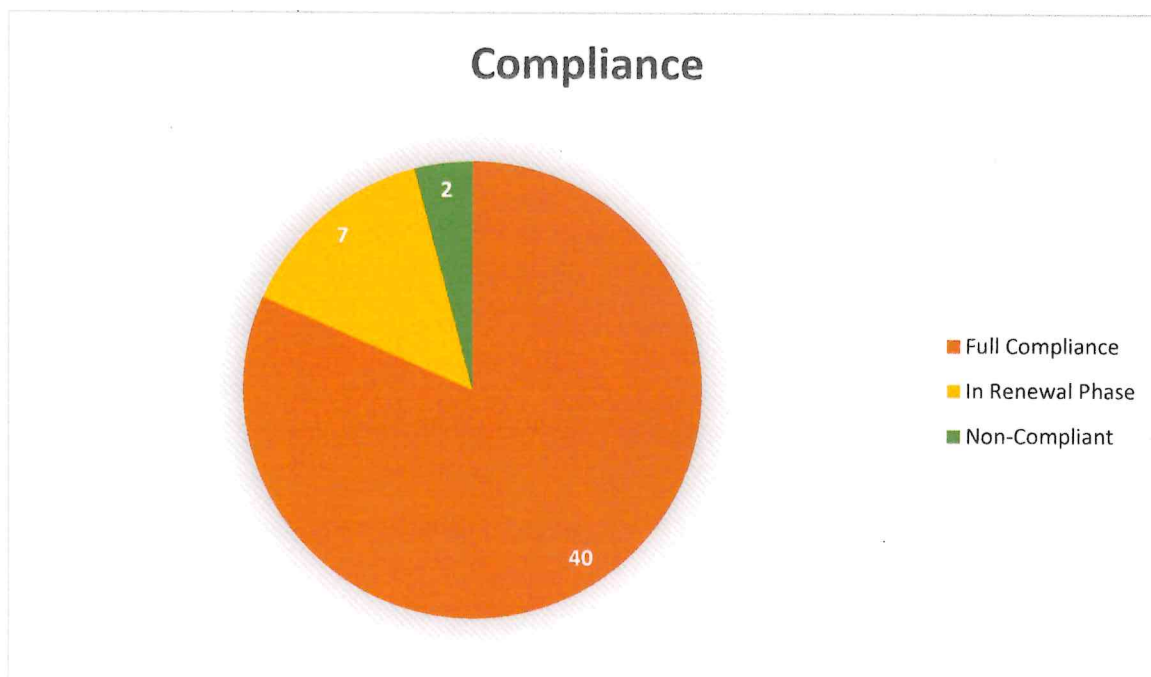
Simtob Properties in Compliance or in Partial Compliance
As of 03/15/2024

1. **814 Louisa St. (Fred & Louisa Apts.) In full compliance.**
2. **828 Fred St. (Fred & Louisa Apts.) in full compliance.**
3. **645 E. Jolly Rd. (The Good Life Apts.) In full compliance.**
4. **1216 N. Chestnut St. (The Good Life Apts.) In full compliance.**
5. **909 E. Jolly Rd. (Atlantic Apts.) in full compliance.**
6. **911 W. Cavanaugh Rd. (Cavanaugh Apts.) in full compliance.**
7. **2206 Risdale Ave. (Carolina Apts.) in full compliance.**
8. **2216 Risdale Ave. (Carolina Apts.) in full compliance.**
9. **2311 Risdale Ave. (Carolina Apts.) In full compliance.**
10. **2312 Risdale Ave. (Carolina Apts.) In full compliance.**
11. **2400 Risdale Ave. (Carolina Apt.) in full compliance.**
12. **2401 Risdale Ave. (Carolina Apts.) In full compliance.**
13. **2500 Risdale Ave. (Carolina Apts.) in full compliance.**
14. **2501 Risdale Ave. (Carolina Apts.) in full compliance.**
15. **2600 Risdale Ave. (Carolina Apts.) In full compliance.**
16. **2601 Risdale Ave. (Carolina Apts.) in full compliance.**
17. **2614 Risdale Ave. (Carolina Apts.) In full compliance.**
18. **4300 Richmond St. (Carolina Apts.) In full compliance.**
19. **4312 Richmond St. (Carolina Apts.) In full compliance.**
20. **4315 Richmond St. (Carolina Apts.) in full compliance.**
21. **4316 Pleasant Grove Rd. (Carolina Apts.) in full compliance**
22. **1115 Dorchester Cir. (Vanderbilt East) In full compliance.**
23. **1130 Dorchester Cir. (Vanderbilt East) in full compliance.**
24. **1140 Dorchester Cir. (Vanderbilt East) in full compliance.**
25. **1141 Dorchester Cir. (Vanderbilt East) in full compliance.**
26. **1156 Dorchester Cir. (Vanderbilt East) in full compliance.**
27. **1420 S. Pennsylvania Ave. (Pennsylvania Apts.) in full compliance.**
28. **1317 E. Kalamazoo St. (Pacific Apts.) in full compliance.**
29. **1331 E. Kalamazoo St. (Pacific Apts.) In full compliance.**
30. **1401 E. Kalamazoo St. (Pacific Apts.) In full compliance.**
31. **1415 E. Kalamazoo St. (Pacific Apts.) in full compliance.**
32. **3501 Simken Dr. (Simken Apts.) In full compliance.**
33. **4612 S. MLK Blvd. (MLK Apts.) In full compliance.**
34. **1300 Georgetown Blvd. (Aspen Hollow) in full compliance.**
35. **1312 Georgetown Blvd. (Aspen Hollow) in full compliance.**
36. **1400 Georgetown Blvd. (Aspen Hollow) In full compliance.**
37. **1408 Georgetown Blvd (Aspen Hollow) In full compliance.**
38. **1420 Georgetown Blvd. (Aspen Hollow) In full compliance.**
39. **2901 Mersey Lane (The Good Life Apts.) in full compliance.**

submitted @ mts

Simtob Properties in Compliance or in Partial Compliance As of 03/15/2024

- 40. 3715 Sandhurst Dr. (Hiland Apts.) **in full compliance.**
- 41. 1100 Dorchester Cir. (Vanderbilt East) **renewal phase.**
- 42. 1151 Dorchester Cir. (Vanderbilt East) **renewal phase.**
- 43. 4620 S. MLK Blvd. (MLK Apts.) **renewal phase.**
- 44. 914 W. Cavanaugh Rd. (Cavanaugh Apts.) **renewal phase.**
- 45. 916 W. Cavanaugh Rd. (Cavanaugh Apts.) **renewal phase.**
- 46. 1001 W. Cavanaugh Rd. (Cavanaugh Apts.) **renewal phase.**
- 47. 1003 W. Cavanaugh Rd. (Cavanaugh Apts.) **renewal phase.**
- 48. 1421 E. Kalamazoo St. (Pacific Apts.) **Noncompliant.**
- 49. 2222 W. Holmes Rd. (Holmes Apts.) **Noncompliant.**



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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 Office 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. Plumbing & Building permits are now issued. **Tabled until March 28,2024.**
6. **4623 Hughes Rd.** The property is at the demo board level. The current owner has decided to sell the property. Property last heard at the February 22, 2024, meeting. **Tabled until March 28, 2024.**
7. **1212 Park View –** The property is at the demo board. Building and all trade permits have been issued and rough inspections have passed. Project is moving along. **Tabled until the April 25,2024.**
8. **500 N Butler-**Owner attended the December 7, 2023. **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 with the new owners in attendance. Permits have been pulled, and the Electrical Permit had the service approved on 11/28/23. Owners hope to have the project completed before the March Demolition Board meeting. **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. **Scheduled to be heard at the March 28, 2024, meeting.**
11. **1519 Linval St.-**Property monitored by the Public Safety Committee, heard by City Council March 11,2024. **Next Public Safety Committee meeting is on March 26, 2024.**
12. **929 N Seymour-** 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.**
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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. **This will be referred to City Council by 4/1/2024.**
16. **219 E. Hazel-** The property is at the demo board level. The owner has multiple permits in place. **Tabled until April 25, 2024.**

17. **3301 Turner-** Property monitored by the Public Safety Committee. **Next Public Safety Committee meeting is on March 26, 2024.**
18. **1722 Donora-** Demolition awarded to MCS excavating on 1/23/2024.
19. **131 W. Jackson-** Demolition bid was awarded to MCS 1/23/2024.
20. **5016 Conners-** MCS was awarded the bid. Demolition permit issued on 3/11/24.
21. **1326 N Jenison Ave –** Property to be heard by City Council on March 11, 2024. It was ruled 60 days make safe or demolish. EDP waiting for the resolution to be updated.
22. **651 E Jolly-** Demolition permit issued 12/07/2023. E-mailed Bolle Contracting on 2/26/2024 for an update. No inspections scheduled yet for the demolition.
23. **1032 E Oakland-** Demolition permit issued 1/30/2024.
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26. **1044 Ontario-** Property had its first demo board meeting on 1/25/2024. The owner attended the meeting with plans to fix up the property and have permits in place by the next demolition board meeting. **Tabled until March 28, 2024.**
27. **3134 Viking Rd.-** Owner purchased this from the Ingham County Tax auction in 2023. The property was tabled until the March 28, 2024 meeting with the expectation that they will have permits in place. **Tabled until March 28, 2024.**
28. **2407 Dunlap ST-** Property was heard at the February 22, 2024, demolition board meeting. **Tabled until the March 28, 2024 meeting.**
29. **1300 W. Maple-** Property heard at the February 22, 2024, meeting. **Tabled until the March 28, 2024, meeting.**