

AGENDA

Committee on Public Safety AGENDA FOR APRIL 9, 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: <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 26, 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
 - D. DISCUSSION - Ordinance on Make Safe or Demolish Stricter Standards - OCA
6. **Other**
 - E. Ordinance Amendment to Parking Ordinance- OCA (Initial Request 2/13/2024)
 - F. Economic Development & Planning Department Updates:
 - SIMTOB
 - List of Open ACTION Letters (Initial Request 1/23/24)
 - Progress of dormant properties (Initial Request 1/23/24)
 - Fee Study Updates (Initial Request 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.

DRAFT



MINUTES

Committee on Public Safety

Tuesday, March 26, 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 4:01 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

Joe Neller, SIMTOB- via virtual

Walter Allen, Code Compliance

Nick Montry, EDP

Tim LaPlante, SIMTOB

Covic Milivole

Rawley Van Fossen

Nancy Mahlow

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM FEBRUARY 13, 2024 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment on the time.

DISCUSSION/ACTION ITEMS

RESOLUTION- Orders to Make Safe or Demolish 3301 Turner Street

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO REMOVE THE TOPIC FROM THE TABLE.

MOTION CARRIED 3-0.

Mr. Van Fossen explained they have a rough plumbing approved, all electrical approved, and there is a \$130 balance that needs to be paid. This shows to Code they owner is making progress.

Mr. Milivole stated there is a scheduled building inspection on April 9, 2024.

Council Member Kost asked for a timeline to complete. Mr. Milivole stated he promises July.

DRAFT

Council Member Pehlivanoglu asked for a definition on the rough inspection. Mr. Allen stated rough is the beginning of the process of each trade before it gets covered up.

Council Member Kost asked if this is a 30 or 60 day. Mr. Allen stated it was fire damaged. Council Member Kost referenced the resolution which stated 30 days.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE UNTIL THE NEXT MEETING APRIL 9, 2024. MOTION CARRIED 3-0.

RESOLUTION –Make Safe or Demolish; 1519 Linval Street

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO REMOVE THE TOPIC FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen confirmed a building permit was pulled on March 19th, and the previous permit was pulled under his father and they have a new license holder. Mechanical permits have been pulled and they believe they are taking strides, so recommend table until the next meeting.

Mr. Allen stated this was also a fire damaged property, so it would 30 day make safe.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO TABLE UNTIL APRIL 9, 2024. MOTION CARRIED 3-0.

Pending Topics

City Attorney Updates on Parking Ordinance-Ms. Hagen-Lawrence stated there is no update at this time.

Economic Development & Planning Department Updates –

- SIMTOB –

Mr. Van Fossen stated they are taking progress; two properties have gotten inspections, and referenced the list submitted. Council Member Pehlivanoglu asked about the earlier statement at a meeting for occupancy for May 1st. Mr. Van Fossen for Holmes they need final inspections that need to occur, then they can have a rental inspection. He then noted that overall 222 W Holmes and 1421 W Kalamazoo are the only two out of the 49 that EDP considers not compliant. There are seven in the renewal phase and the remainder are in compliance as of yesterday and have a valid rental certificate.

Council Member Kost asked about external lighting on 1330 W Kalamazoo. Mr. LaPlante stated that is on the list of items, and has been working with Code Compliance officer. He is aware of the deficiency list and the lighting is on that list. They also have a plan to install cameras. Mr. LaPlante confirmed he has had a conversation with their electrical contractor Dave Miller to help them trouble shoot the issues and cameras in that area.

- List of Open ACTION Letters

Mr. VanFossen was not sure of the details of what they are asking for. Council Member Kost stated issues they hear about code violations that have open letter properties in the system where it notes this should have been resolved. The list would provide Council information when they get inquiries they can confirm if the database is not updated, or an open letter is that there is still an issue. Mr. Van Fossen stated he would start with his staff on compiling.

- Progress on Dormant Properties

Mr. Van Fossen referenced the list; active in make safe or demolish in the process. If it is not on the list it has been complied with.

Council Member Kost asked about the jump in red tags. Mr. Van Fossen acknowledged that there has been an increase with Autumn Ridge (130) and Sycamore Town Homes, totaling a 250+ jump.

DRAFT

- Fee Study Update

Mr. Van Fossen the study was looked at with planning, zoning, code and building safety. There are some proposed fee changes in the budget that was just presented to Council. The next step is to get draft in a format to share with council and general public. Then after that potential policy changes in the future. He assured them he would address them in the budget presentation.

Ms. Mahlow asked about a parking issue specific to N. Fairview, N Clemens, Jerome and Vine. Neighborhood dealing with fighting, urinating in public, ignoring signs that are posted. Asking for TCO for tow away signs. Want council assistance in having business owners get additional security. Council Member Kost recapped in 2023 this same discussion came up and they asked for additional no parking signs made and installed. Mr. Van Fossen stated was asked to inquire into the status of the earlier request for no parking signs and towing. Mr. Van Fossen stated he would follow up with Hal King on any updates.

ADJOURN

Adjourned 4:22 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 being done, tabled until next meeting
Committee on Public Safety	03/12/24	Work being done, tabled until next meeting
Committee on Public Safety	03/26/24	Work being done, tabled until next meeting
Committee on Public Safety	04/09/24	

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











BY 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, _____, 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	Work being done - tabled until next meeting
Committee on Public Safety	04/09/24	

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.

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



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. D.
Ordinance on Make Safe or Demolish Stricter Standards – Office of City Attorney

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



Agenda Item 6. E.
Ordinance Amendment to Parking Ordinance – Office of City Attorney

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

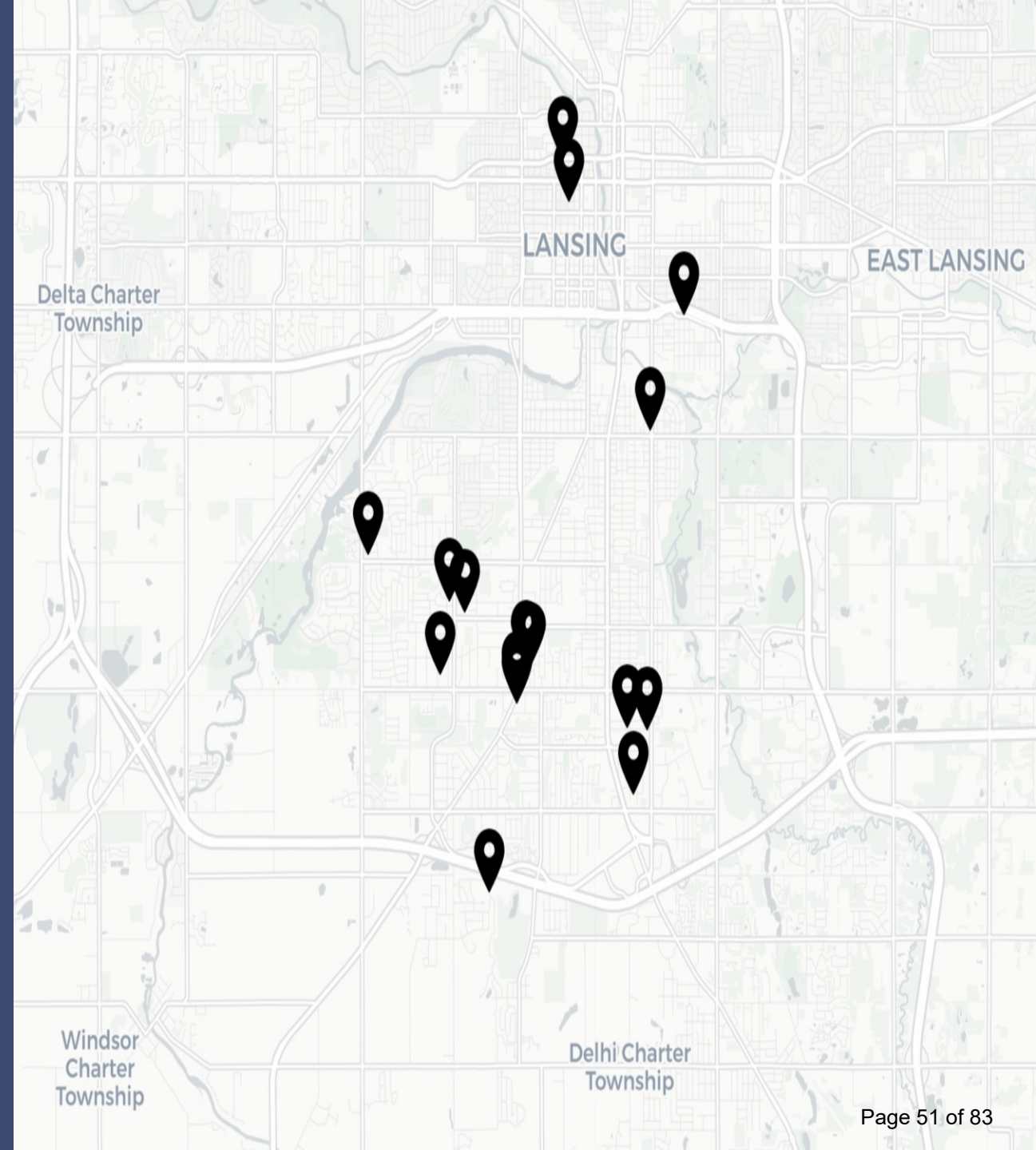
- 20 years experience in government affairs and regulatory compliance at the federal, state and local level
- Specializes in heavily regulated industries, such as healthcare, pharmaceuticals, energy (oil and gas), and marijuana
- Graduated from James Madison College at Michigan State University
- Lansing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

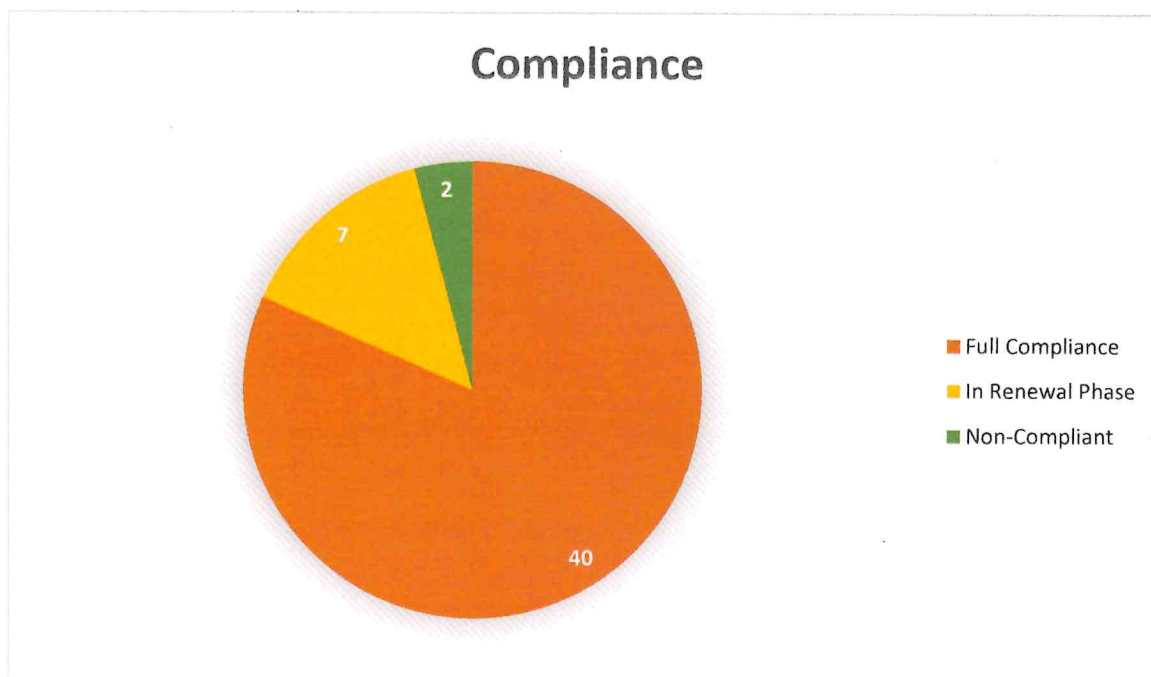
Simtob Properties in Compliance or in Partial Compliance
As of 03/15/2024

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.**



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

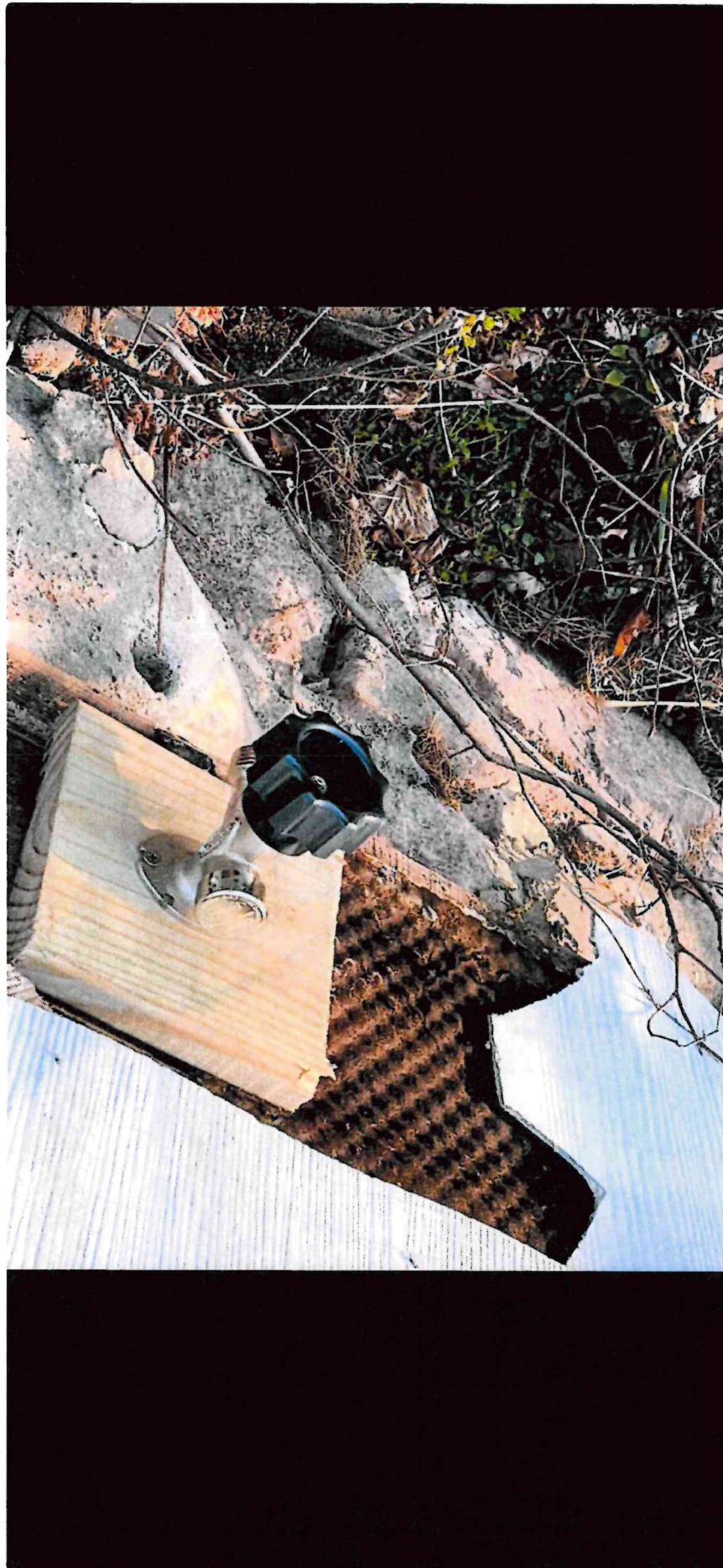
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

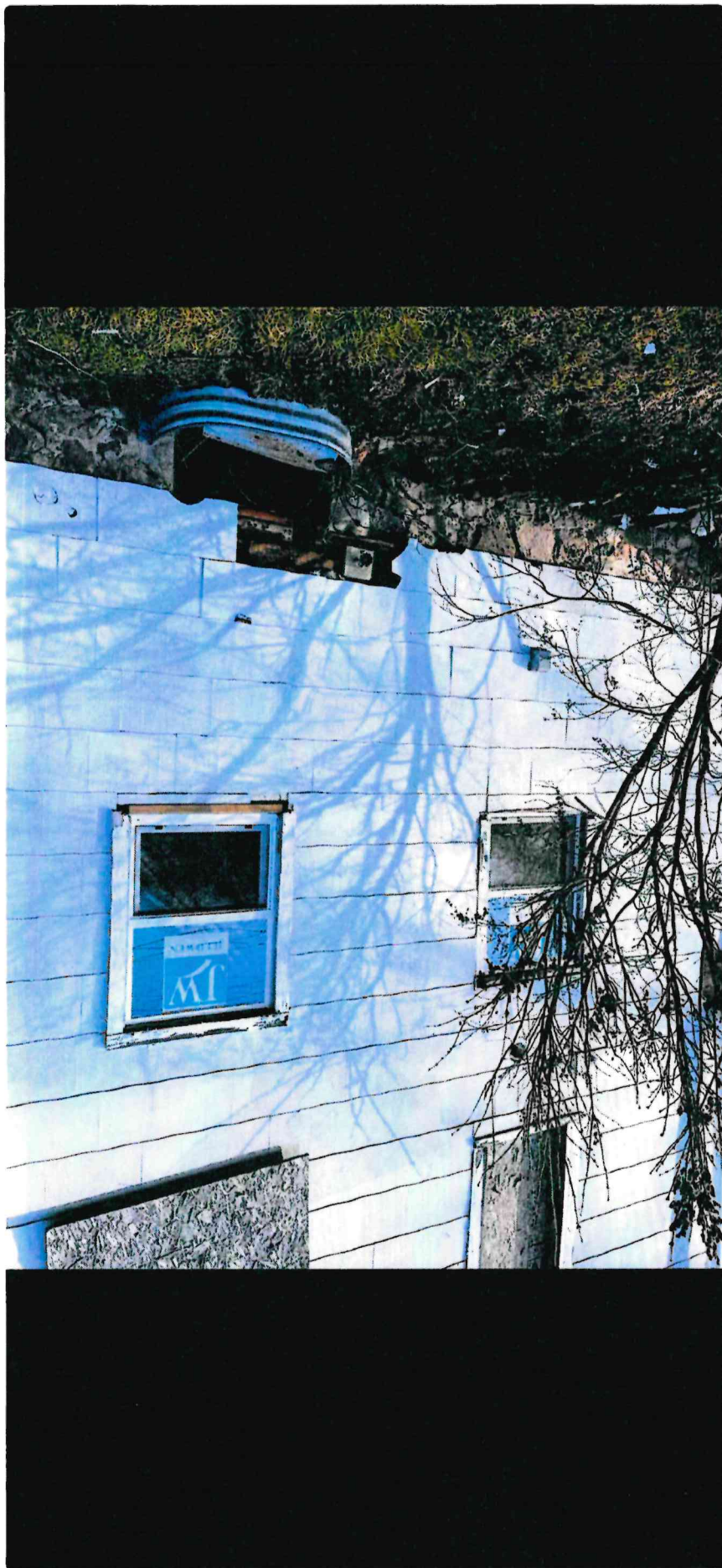


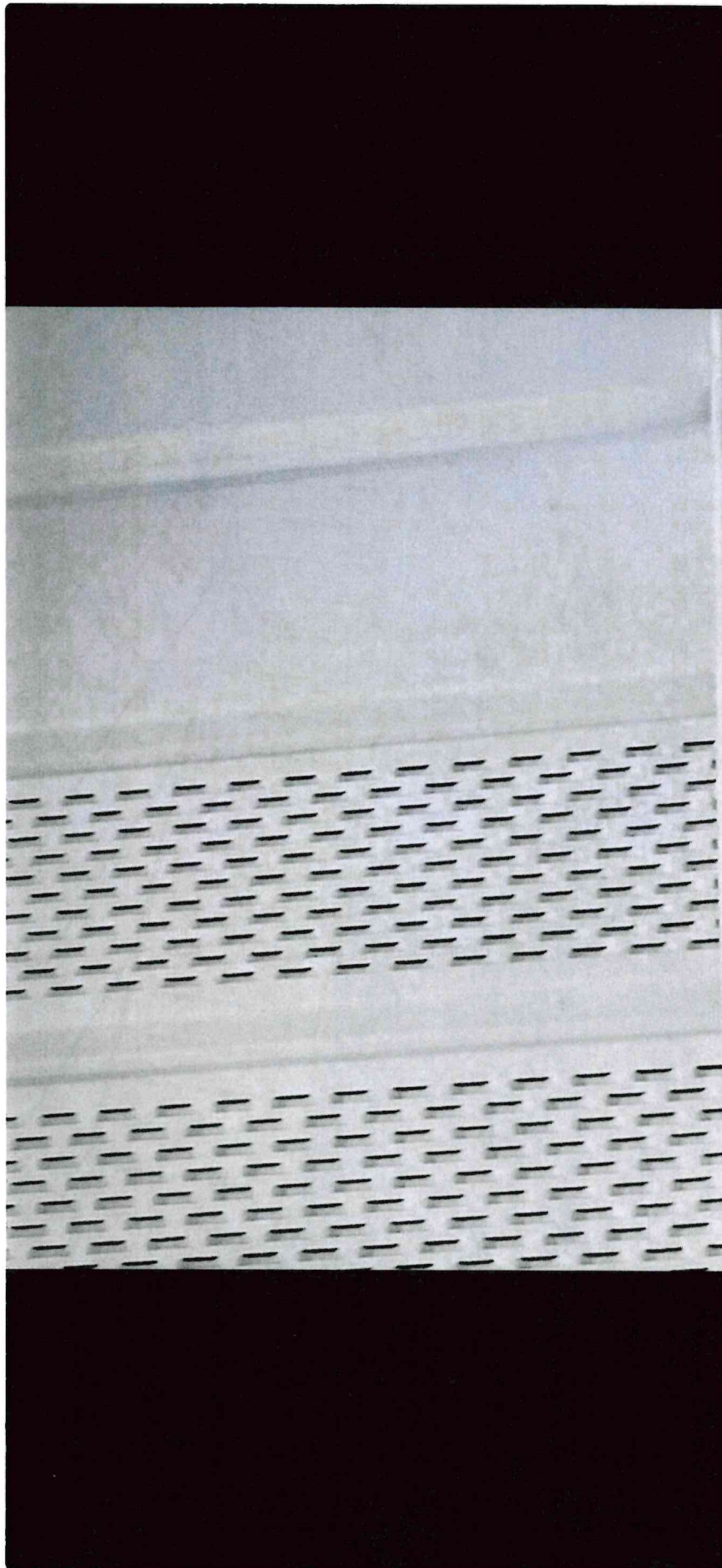
Andy Schor, Mayor

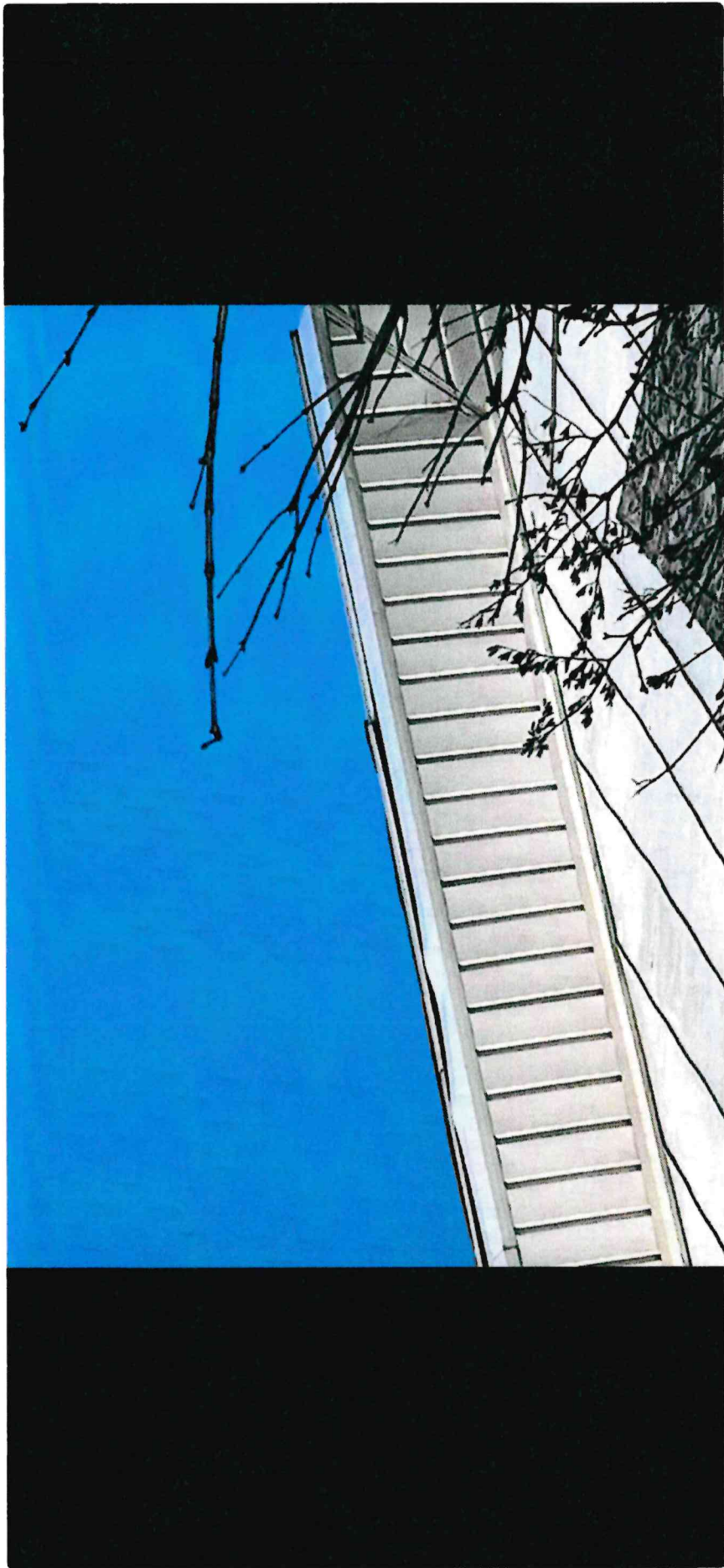
1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28, 2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the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

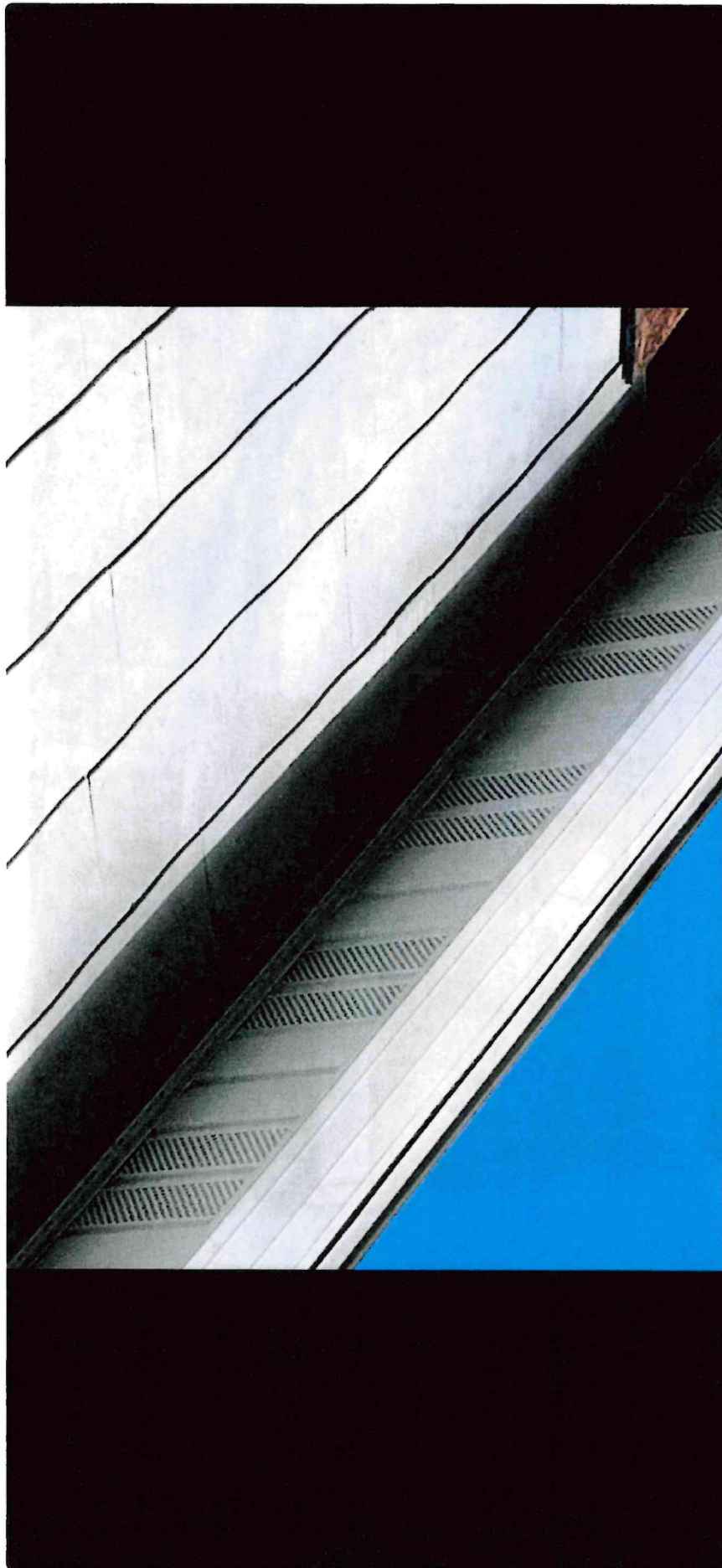
- second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2024, meeting.**
15. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7, 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.**





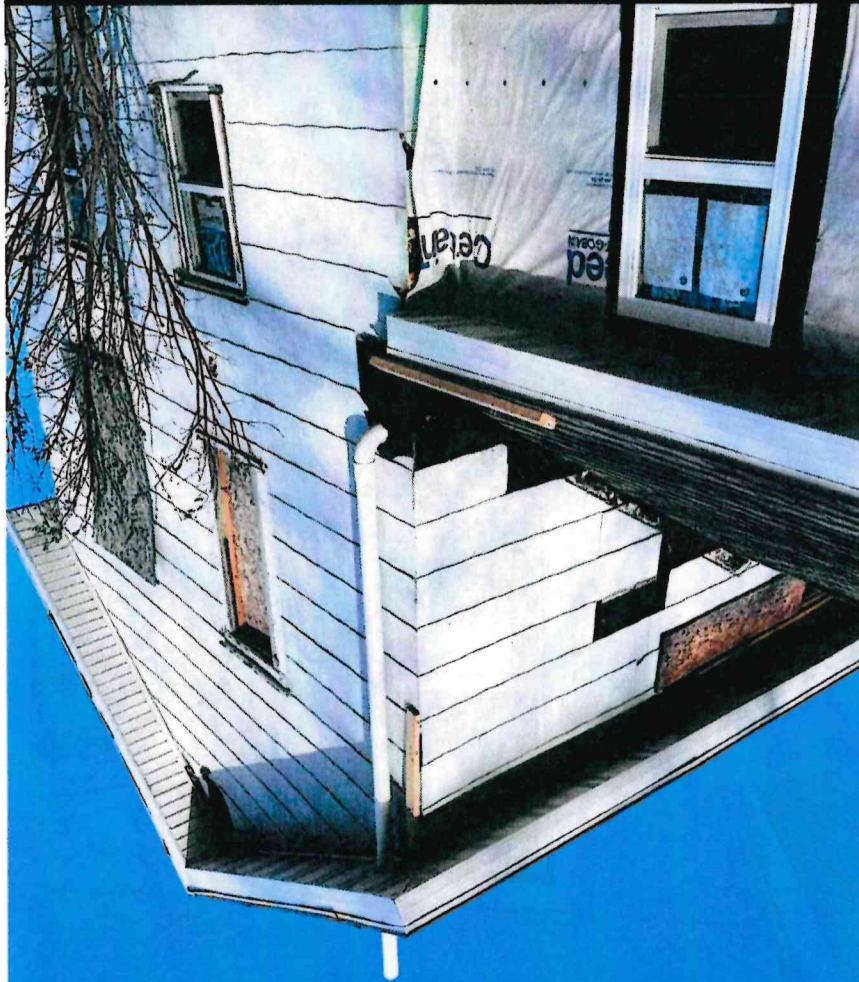




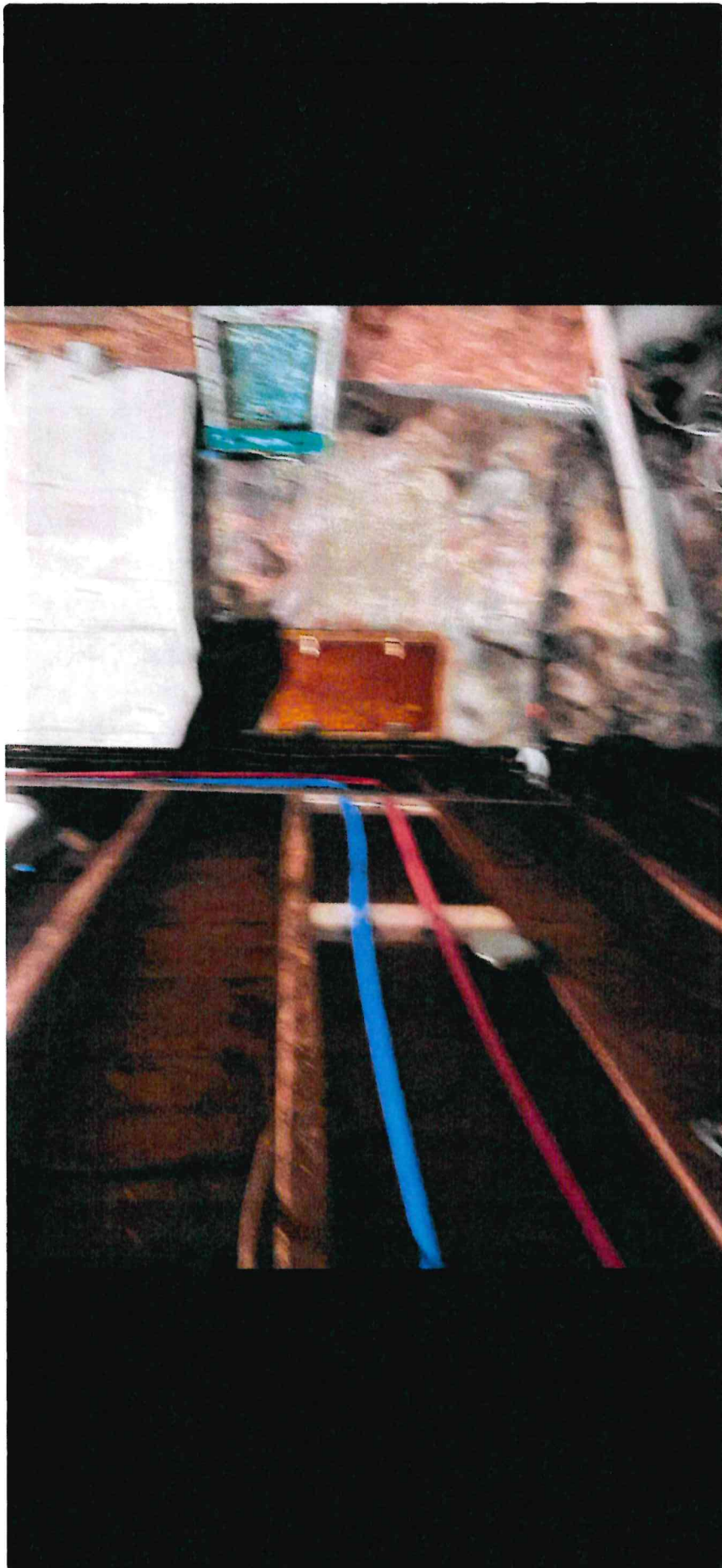




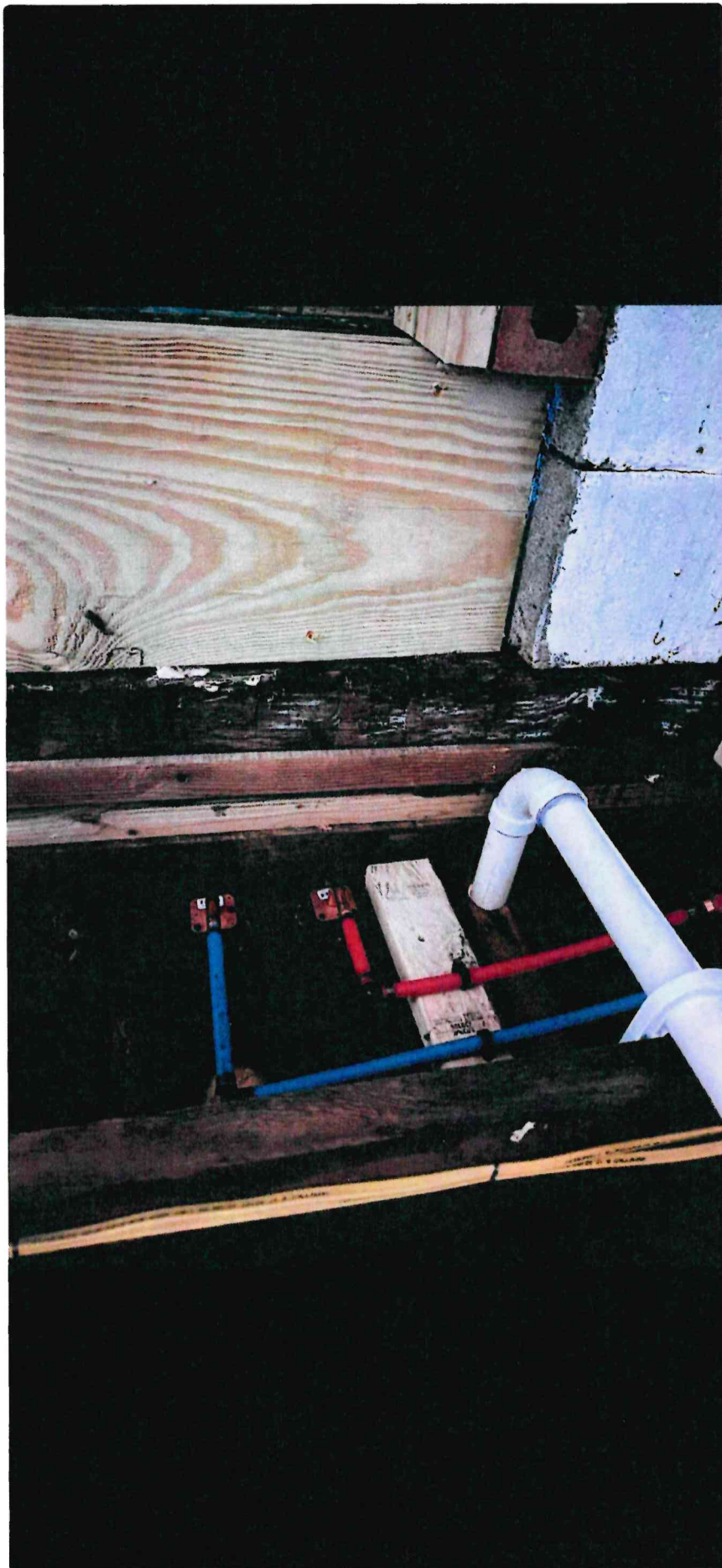












1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28,2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. Property last heard at the February 22, 2024, 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-** 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.**
13. **1023 Porter St.-**Property is at the demo board level. The owners have a building permit in place. **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 Office 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. **Tabled until March 28, 2024.**
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.
24. **619 W. Mt. Hope-** Awarded to Bolle Contracting on 2/26/24.
25. **5625 Kaynorth-** Property had its first demo board meeting on 1/25/2024. Per the taxpayer they are in the process of taking the property back from their brother. 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 Safety Office regarding permit needs. **Tabled until March 28, 2024.**
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.**

Make Safe or Demolish Properties

1. **3417 Stabler-** Property last heard March 28,2024. The owner is almost finished with the project the board tabled the property until June with the hopes that the owner will be completed prior. **Tabled until June 27, 2024**
2. **204 E. Cavanaugh-**Property last heard March 28,2024. The general contractor for the job said they passed their framing inspection drywall will be up in the next couple of weeks kitchen cabinets have already been ordered. **Tabled until May 23, 2024.**
3. **204 E Potter-**Property last heard March 28,2024. The owner of the property informed the board their building and mechanical permits have been issued and they have an upcoming framing inspection scheduled. **Tabled until May 23, 2024.**
4. **1723 Osband-** Property last heard March 28,2024 permits are now in place with inspections. **Tabled until June 27, 2024.**
5. **1232 N. Washington-** Property last heard March 28,2024. Permits are issued inspections have been completed. **Tabled until April 25, 2024.**
6. **4623 Hughes Rd.** This property was last heard February 22,2023. The current owner has decided to sell the property. **Tabled until April 25, 2024.**
7. **1212 Park View –** Property last heard January 25, 2024. Building and all trade permits have been issued and rough inspections have passed. Project is moving along. **Tabled until April 25, 2024.**
8. **500 N Butler-**Property last heard March 28, 2024. City Life stated zoning approved them for a multi-unit they are trying to get more funding they will know by June if this will be a feasible project or if they will sell the building. **Tabled until June 27, 2024.**
9. **1007 Porter St-**Last heard on March 28,2024. The owner informed the board they are almost done with the project board agreed to push property out to the June 27, 2024 meeting with the hopes they will be done and won't have to come back. **Tabled until June 27, 2024.**
10. **4918 Eastlawn Dr.-** Property last heard March 28,2024. The contractor and owner attended the meeting drywall is now approved now they can concentrate on the trades. **Tabled until May 23, 2024.**
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 April 9, 2024.**
12. **929 N Seymour-** The owner did not attend the March 28, 2024 due to Holy Week. **Tabled until April 25, 2024.**
13. **1023 Porter St.-**Property last heard on March 28, 2024. The owners have a building permit in place framing received partial approval. The board tabled the property until the April meeting they would like to see the electrical permit in place by the next meeting. **Tabled until April 25, 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 Office 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. **Tabled until April 25, 2024.**
15. **1115 Regent-**This property has been referred to City Council. The request was entered on 4/05/2024. **Referred to City Council 4/05/24.**
16. **219 E. Hazel-** The property is at the demo board level. The owner has multiple permits in place last heard on January 26, 2024. **Tabled until April 25, 2024.**

*Submitted
mty*

17. **3301 Turner-** Property monitored by the Public Safety Committee. **Next Public Safety Committee meeting is on April 9, 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-** dwelling is down final inspection set for 4/29/2024.
21. **1326 N Jenison Ave –** Ruled 60 days make safe or demolish by City Council. **To bid May 18, 2024.**
22. **651 E Jolly-** Demolition permit issued per contractor this is scheduled for next week.
23. **1032 E Oakland-** Demolition permit issued this is a property owner demolition per contractor will be down this week.
24. **619 W. Mt. Hope-** Awarded to Bolle Contracting on 2/26/24.
25. **5625 Kaynorth-** Owner now has his name listed as the owner of the property. Mr. Fawaz will get with the Building Safety Department regarding what he needs to do with the permits his brother had almost all the inspections completed on his permits. The owner presented the board with interior picture's it looks completed. **Tabled until June 27, 2024.**
26. **1044 Ontario-** Property last heard March 28, 2024. Demolition Board tabled the property until the May Demolition Board meeting owner is to have permits in place by next meeting. **Tabled until May 23, 2024.**
27. **3134 Viking Rd.-** Property last heard at the March 28, 2024 meeting owner has applied for permits. Permits are pending until plan review can be completed. **Tabled until June 27, 2024.**
28. **2407 Dunlap ST-** Property was heard at the March 28, 2024 owner has all permits in place. **Tabled until the June 27, 2024.**
29. **1300 W. Maple-** Property heard at the March 28, 2024 meeting. The owner has cleaned out the home and has gotten a couple of bids from electricians. **Tabled until May 23, 2024.**

Current Open Send Letters

Board-Ups	2
DAMV	53
Exterior	188
Failure to Comply	642
Failure to Register	353
Front Yard Parking	24
Grass	15
Safety	161
Trash	434
Zoning	143
Total	<u>2015</u>

NOTE: All open enforcements are currently being reviewed by Code staff to ensure accuracy.