

AGENDA

Committee on Public Safety AGENDA FOR MAY 14, 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>

UPDATED 5/13/2024 1:15 P.M.

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 23, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Presentations:**
 - B. Demolition Board Processes and Practices
6. **Discussion/Action:**
 - C. RESOLUTION - Joint Appointment; Becky Pena; Affirm Communications Media Member to the Ingham County/City of Lansing Community Corrections Advisory Board; Term to expire September 17, 2025
 - D. RESOLUTION - Orders to Make Safe or Demolish; 3301 Turner Street
 - E. RESOLUTION - Orders to Make Safe or Demolish; 1519 Linval Street
 - F. RESOLUTION - Orders to Make Safe or Demolish; 1115 Regent St.
 - G. DISCUSSION - Draft Ordinance Amendment to Parking Ordinance- OCA (Initial Request 2/13/2024)
7. **Other**
 - H. 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)
8. **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, April 23, 2024 @ 4:00 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Ryan Kost, Chair

Council Member Trini Pehlivanoglu, Vice Chair

Council Member Peter Spadafore, Member-excused

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Rawley Van Fossen

Michael Lynn, Lansing 360

Erika Lynn, Lansing 360

Ken Hall, LFD

William Engleter, LFD

Joe Neller, SIMTOB

Tim La Plante, SIMTOB

Chief Sturdivant, LFD

Paul Anderson, Empowerment Network

Walter Allen, Code

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM APRIL 9, 2024 AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment on the time.

PRESENTATION

Lansing 360

Council Member Kost stated this is a program to address gun violence in the City.

Mr. Lynn spoke on past meetings of the Lansing 360, which is a reference to the Omaha 360 that have been going on for years. His reason in bringing to the City to look at policy to change the future on gun violence. Mr. Lynn then referenced the flyer in the packet. The Empowerment Network will be the organization that assist in helping with things before it comes to enforcement. The second initiative they would like to see is Step Up Lansing, which is a job network.

Council Member Pehlivanoglu acknowledged the representatives for their work so far.

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Council Member Kost asked what this Committee can do at the next steps. Mr. Lynn stated his presence at their meetings, bridging the conversation in these meetings where there are discussions on the gun violence. Council Member Kost invite to next Committee meeting with their stakeholders to discuss where at. Mr. Lynn stated he could aske them, and the LPD Chief's have a key role.

Ms. Lynn asked for the commitment and priority.

Mr. Anderson spoke in support of Lansing 360 approach.

DISCUSSION/ACTION ITEMS

RESOLUTION – Appointment; Irene Cotton; At Large Member Board of Police Commissioners; Term to Expire June 30, 2025

Ms. Cotton spoke briefly about her experience and why she wishes to service on this Commission. This included her work in the ministry for years and this board appointment was brought to her attention by the Mayor. In her ministry work she has worked for 30 years in the prison system, pastoring for 20 years, and she wants to be a voice for those that do not have a voice in the communities. As a member of the Clergy Forum, she has had interest in the Lansing 360 as well, is encouraged in assisting with that as well.

Council Member Pehlivanoglu acknowledged her for her work.

Council Member Kost asked Ms. Cotton if she had the time to commit to the Board based on her career and what is need to be a part of the Board. Ms. Cotton stated she was not sure of the commitment, has bible studies and does run a church in Lansing. She has retired from the prison ministry so not traveling weekly any more.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF IRENE COTTON; AT LARGE MEMBER OF THE BOARD OF POLICE COMMISSIONERS. MOTION CARRIED 2-0.

Council Member Kost outlined when the Council meeting for appointment would be and the next Police Commission meeting is May 21st.

RESOLUTION – Hazard Mitigation Plan 2024

Mr. Hall and Engleter noted the documents are for the 2024 Mitigation Plan, and every 5 years it has to be updated. This ties the City to disaster dollars and if there is a plan. There is data accumulated on hazard vulnerabilities access, and that goes into the plan. They take that into account for what can be to eliminate and lower hazard. When there is a rough draft there are 8 public meetings held during day and night time meetings for input. Portions are not open to the public because they do not want to open themselves up on the mitigation. Council needs to adopt this as a draft plan, and the State will go through it once Council and MSP accepts, then it is submitted to FEMA for final approval. It does not have to be FEMA approved before Council approves.

Council Member Pehlivanoglu asked if there is a draft plan with State and FEMA, and if there are revisions does this start over again. Mr. Hall they ask for it to be adopted by the local first, because anything the State asks for enhancement, then that is what FEMA will adopt. Once FEMA adopts Council will get.

Mr. Engleter stated any changes would be more context but main content will not change.

Council Member Pehlivanoglu noted the plan which had a grid on items that were working on, or pushed to another time for feasibility. She has what is considered to complete. Mr. Hall stated it could be time, funding, if it is "investigating" they are working through their processes and funding before

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moving forward. If things have not moved forward after investigating there is cause for a delay. Mr. Engleter confirmed there are projects that need to be tackled, but if they are not moving on them due to ability and resources now, but by putting in the plan they are making it aware they know of it. With pre identifying it gives them to align once obtaining financial and manpower resources.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE HAZARD MITIGATION PLAN 2024. MOTION CARRIED 2-0

RESOLUTION - Set a Show Cause Hearing; Make Safe or Demolish; 1115 Regent Street

Mr. Allen stated in 2007, red tagged in 2009, updated photos in 2022, and \$97,000 in estimated repairs. Demo Board met in 2023 and make safe by February 22, 2024 and that was not met. Right now they were issued an electrical permit, and mechanical permit. Depending on inspections they might building.

Mr. Rawley Van Fossen stated new owner in February 2024, and so asked to table due to that.

Council Member Kost voiced his concern since always new owners, and would feel comfortable with moving forward with setting the show cause hearing. Council Member Pehlivanoglu concurred with hopes the new owner will attend the Show Cause hearing with their plans.

Council Member Pehlivanoglu asked about situations where a red tag is then sold, are they given information. Mr. Van Fossen stated it would be on the seller. There is no law or ordinance that requires it. Red tag does not come up in a title search, and they do encourage people look at the BS&A because the red tag would have shown up. Mr. Van Fossen asked if Committee would like owners to attend, and Council Member Kost asked if there is a standard letter on show cause hearing. Mr. Van Fossen stated for Council they do but not sure for Committees. It is not their policy to require a timeline and if there is an authority to require it. Council Member Kost stated he believes this Committee can ask for a timeline.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR MAY 13, 2024. MOTION CARRIED 2-0.

OTHER

Economic Development & Planning Department Updates –

- List of Open ACTION Letters
New documents submitted by EDP. No Committee comments.
- Progress on Dormant Properties
New documents submitted by EDP. No Committee comments.

ADJOURN

Adjourned 4:55 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

From: Becky Bennett <BBennett@ingham.org>
Sent: Wednesday, April 10, 2024 1:42 PM
To: Jackson, Brian
Cc: Ryan Watts
Subject: [EXTERNAL] Becky Pena
Attachments: Becky Pena.pdf

Hi Brian

Last night the Board of Commissioners appointed Becky Pena to the Community Corrections Advisory Board as the media representative. Her term will expire 9/17/25.
The application is attached. Please let me know when the City of Lansing has considered this appointment.

Thanks.

Becky Bennett, Director
Board of Commissioners' Office
676-7200



APPLICATION FOR APPOINTMENT

APPLICANTS MUST BE RESIDENTS OF INGHAM COUNTY

Submit completed application to:

Ingham County Board of Commissioners, P.O. Box 319, Mason, MI
48854 or fax to (517) 676-7264 or email to bbennett@ingham.org.

Application for Appointment to: Ingham County Corrections Advisory Board

Name: Becky Pena

Address: 107 S Water Street City: Stockbridge Zip: 49285

Home/Cell Ph: 517-712-7203 Email: becky.pena@wilx.com Work Ph: _____

Occupation: Senior Account Executive Employer: WILX TV

Business Address: 500 American Rd City: Lansing Zip: 48911

Length of Residence in Ingham County: 50 years plus

Education:
Bachelors in Telecommunication from Michigan State University,

Relevant Organizations/Affiliations:
FAN Board Member

Previous Board Member of Small Talk

Relevant Employment/Volunteer Experience:
In my work I have had the opportunity to make a large number of business owner contacts and have connections in media organizations both in news and sales to use media as a method to make the public aware of topics of interest.

APPLICATION FOR APPOINTMENT

Military Service (for Veterans Affairs Committee Applicants):

Brief statement as to interest in serving on this board/commission:

I believe I can help with connections to the business community and the media with employment opportunities for clients and with branding and awareness for the Corrections Board

Do you have any experience/issues with this board/commission or related department? If so, please explain:
No

**APPLICATIONS WILL BE VOID AFTER EXPIRED TERM VACANCIES ARE FILLED
UNLESS STATEMENT BELOW IS SIGNED.**

If not appointed, I wish my application to be kept on file for five months after expired term vacancies are filled and I understand after that time a new application may be necessary.

Signature: eSigned via SeamlessDocs.com
Rebecca Pena
Key: 945d532f279804fcadcf11d93006cfc4 03-06-2024

The applicant acknowledges that he or she serves at the pleasure of the Board of Commissioners and can be removed by the Board without cause unless a particular term is established by federal or state statute.

Signature: eSigned via SeamlessDocs.com
Rebecca Pena
Key: 945d532f279804fcadcf11d93006cfc4 03-06-2024

If selected for a position on the Ingham County Fair Board, I hereby give my permission for Ingham County to conduct a criminal background check on me.

Signature: eSigned via SeamlessDocs.com
Rebecca Pena
Key: 945d532f279804fcadcf11d93006cfc4 03-06-2024

INGHAM COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

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

WHEREAS, the Ingham County Board of Commissioners made the appointment of Becky Pena as the Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board for a term expiring September 17, 2025; and

WHEREAS, the Committee on Public Safety met on May 14, 2024 and affirmed the Ingham County appointment of Becky Pena as the Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board.

BE IT RESOLVED, that the Lansing City Council hereby affirms the appointment of Becky Pena as the Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board for a term expiring September 17, 2025

CITY OF LANSING - DEMOLITION BOARD				
REPORT FOR CITY COUNCIL				
CASE OVERVIEW SHEET				
ADDRESS:	3301 TURNER ST.		SHOW CAUSE HEARING DATE:	
PARCEL NUMBER:	33 01 01 04 105 151		DEMOLITION CASE FILE #:	D2023-010
LISTED TAXPAYER:	COVIC MILIVOJE		HOUSING CODE VIOLATION LTR:	1/18/2017
INTERESTED PARTIES:	COVIC MILIVOJE		ORIGINAL RED TAG DATE:	1/18/2017
SEV INFORMATION:	\$44,400.00		ZONING:	"A"
LAND VALUE:	\$10,038.00		ESTIMATE OF REPAIRS:	\$104,088.60
BUILDING VALUE:	\$78,818.00		PICTURES:	YES
LOT SIZE:	45 X 150		OTHER:	
LEGAL DESCRIPTION:	LOT 84 FAIRFIELD GARDENS SUB			
ORDER OF DEMOLITION BOARD			CURRENT PERMIT ACTIVITY	
DEMOLITION BOARD MEETING DATE:	MAY 25,2023		BUILDING:	HAD INSPECTION 9/21/203 DISAPPROVED
ORDER:	MAKE SAFE OR DEMOLISH JUNE 25,2023		ELECTRICAL:	EXPIRED
REASON/CONDITIONS:	UNSAFE FIRE DAMAGED		MECHANICAL:	NA
HEARING OFFICER:	JOSEPH VITALE		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	Request to table from EDP Director, tabled for 30 days	
	Committee on Public Safety	05/14/24		

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

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

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

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

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

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

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY

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
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Committee on Public Safety	03/26/24	Work being done, tabled until next meeting
Committee on Public Safety	04/09/24	Request to Table by EDP Director; Tabled 30 days
Committee on Public Safety	05/14/24	

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
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● FOR EXTENSION REQUESTS:

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- 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.

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

ADDRESS:	1115 REGENT ST.
PARCEL NUMBER:	33 01 01 22 279 221

LISTED TAXPAYER:	CASEY, HOWARD
INTERESTED PARTIES:	
SEV INFORMATION:	\$47,400.00
LAND VALUE:	\$6,230.00
BUILDING VALUE:	\$88,557.00
LOT SIZE:	49.500 X 132

LEGAL DESCRIPTION:	LOT 20 & S 1/2 LOT 19 CITY PARK SUB
---------------------------	-------------------------------------

ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	DECEMBER 7,2023
ORDER:	MAKE SAFE OR DEMOLISH BY 2/22/24
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2023-027

HOUSING CODE VIOLATION LTR:	11/29/2007
ORIGINAL RED TAG DATE:	8/04/2009 updated pictures 8/29/2022
ZONING:	B
ESTIMATE OF REPAIRS:	\$97,149.00
PICTURES:	YES
OTHER:	

CURRENT PERMIT ACTIVITY

BUILDING:	REQUIRED
ELECTRICAL:	REQUIRED
MECHANICAL:	ISSUED 2/01/2024
PLUMBING:	REQUIRED
DEMOLITION:	REQUIRED

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause		
City Council	04/15/24	Referred - Committee Public Safety
Committee on Public Safety	04/23/24	Approve RES to Set Show Cause
City Council	05/08/24	Approve Set Show Cause for 5/13
City Council	05/13/24	Show Cause held
Committee on Public Safety	05/14/24	

1115 REGENT ST.

- Original Red Tag Date

- 8/04/2009

- Submitted Into Make Safe Or Demolish Process

- 5/04/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days

- Repairs exceed building SEV

- Title Information

- CASEY, HOWARD

1115 REGENT ST.

Property Value Information

- SEV

- \$47,400.00 (*as of 4/04/2024*)

- Structure

- \$88,857.00 (*as of 4/04/2024*)

- Land

- \$6,230.00 (*as of 4/04/2024*)

- Estimate of Repairs

- \$87,149.00

1115 REGENT ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 11/29/2007

- Code Compliance Letter Written

- 11/29/2007

- Code Compliance Due Date

- 1/30/2008

1115 REGENT ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 9/28/2023

- 12/07/2023

- Order by Demolition Board

- MS or D by 2/22/2024

- Request Sent To City Council for Show Cause Hearing

- 4/04/2024

1115 REGENT 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

1115 REGENT ST.

General Comments

- PROPERTY IS NOT FIRE DAMAGED.
- NEW OWNER AS OF 2/15/24. OWNER APPLIED FOR MECHANICAL PERMIT 2/01/24 NO INSPECTIONS TO DATE.

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.

1115 Regent St.



1115 Regent St.



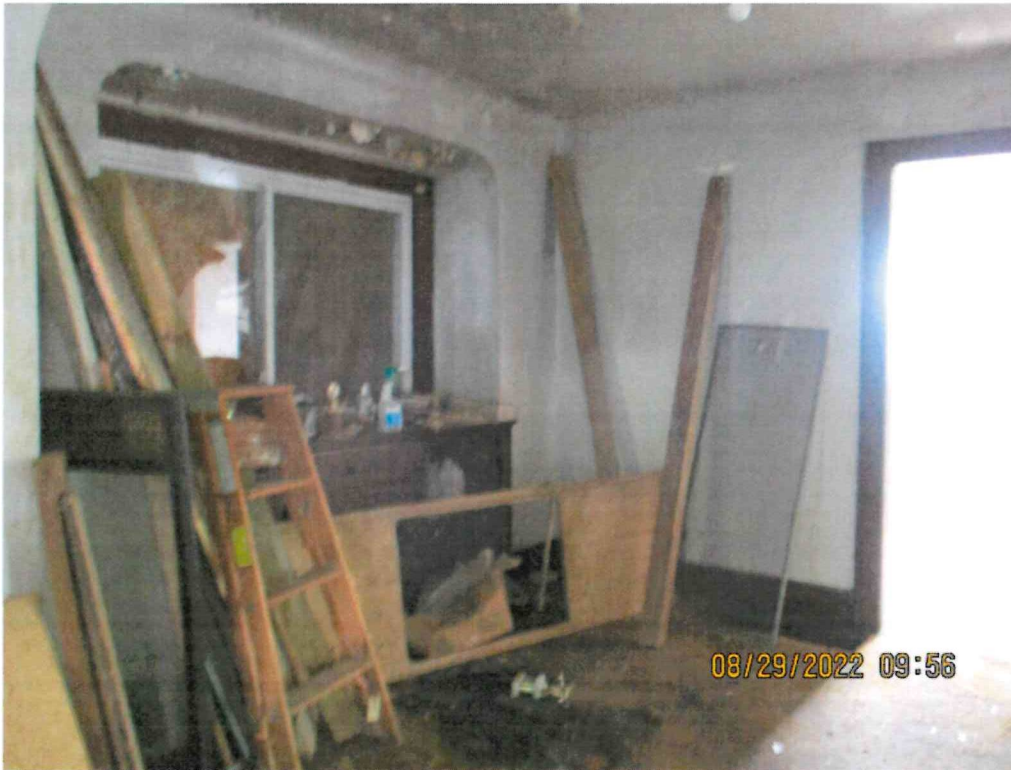
1115 Regent St.



1115 Regent St.



1115 Regent St.



CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2023-027
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Matter of the building/structure at 1115 REGENT ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: DECEMBER 7, 2023 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, RAWLEY VAN FOSSEN
2. WALTER ALLEN, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$43,300.00
8. The cost to repair the building or structure to make it safe is \$97,149.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 22 279 221

LOTS 20 & S ½ LOT 19 CITY PARK SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.

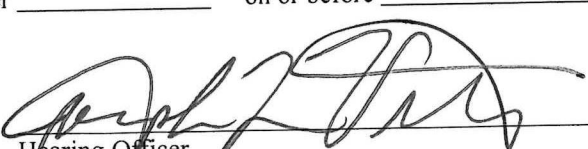
☒ The building/structure shall be made safe or demolished on or before Feb 22, 2024 

☐ The case be tabled until _____.

☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.

☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

12/7/23
Date


Hearing Officer

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 1115 Regent St., 33-01-01-22-279-221 LOT 20 & S ½ LOT 19 CITY PARK 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 8/04/2009.

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 2/22/2024; 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 May 13, 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 1115 REGENT 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 **60 days** from the date of this resolution, _____ 2024.

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

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

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6. F DISCUSSION

Draft Ordinance Amendment to Parking Ordinance

Please continue to watch 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

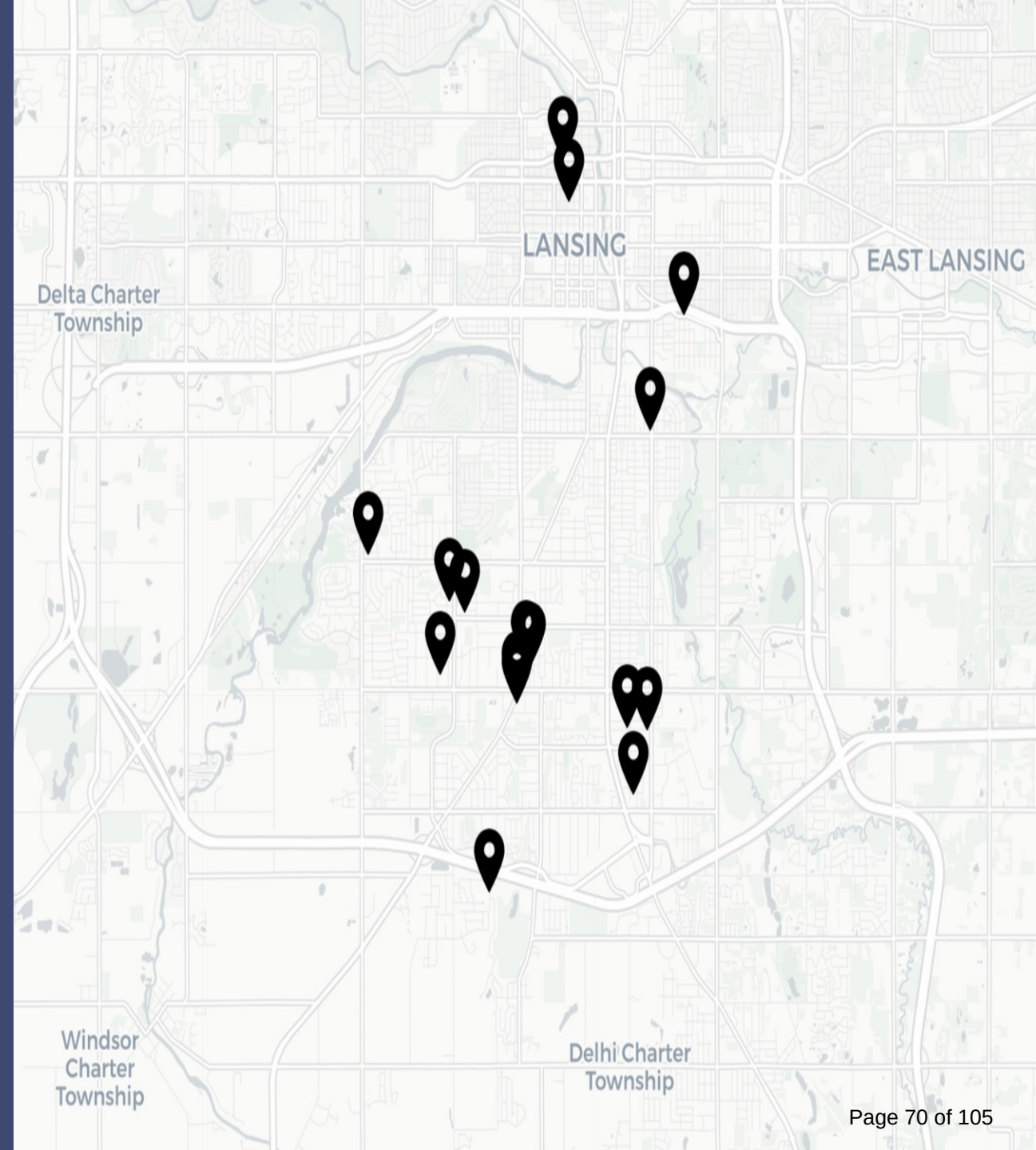
- 20 years experience in government affairs and regulatory compliance at the federal, state and local level
- Specializes in heavily regulated industries, such as healthcare, pharmaceuticals, energy (oil and gas), and marijuana
- Graduated from James Madison College at Michigan State University
- Lansing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

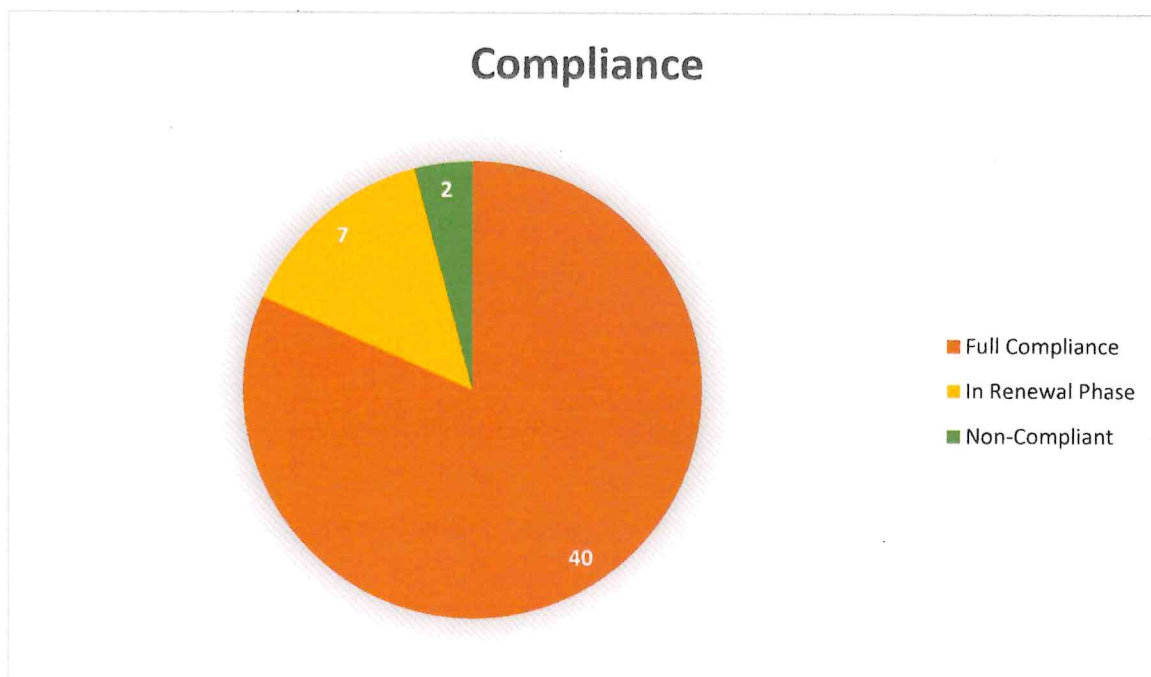
Simtob Properties in Compliance or in Partial Compliance
As of 03/15/2024

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

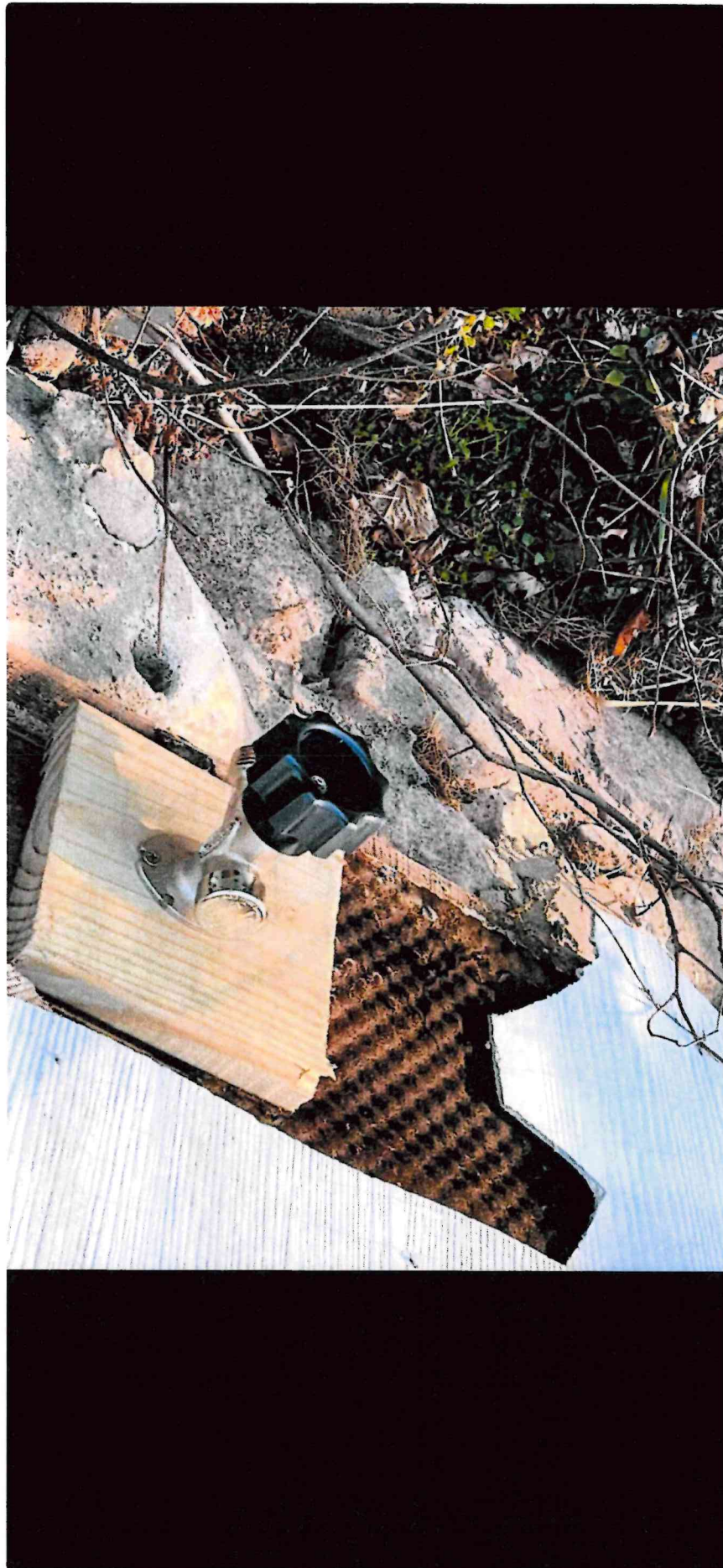
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

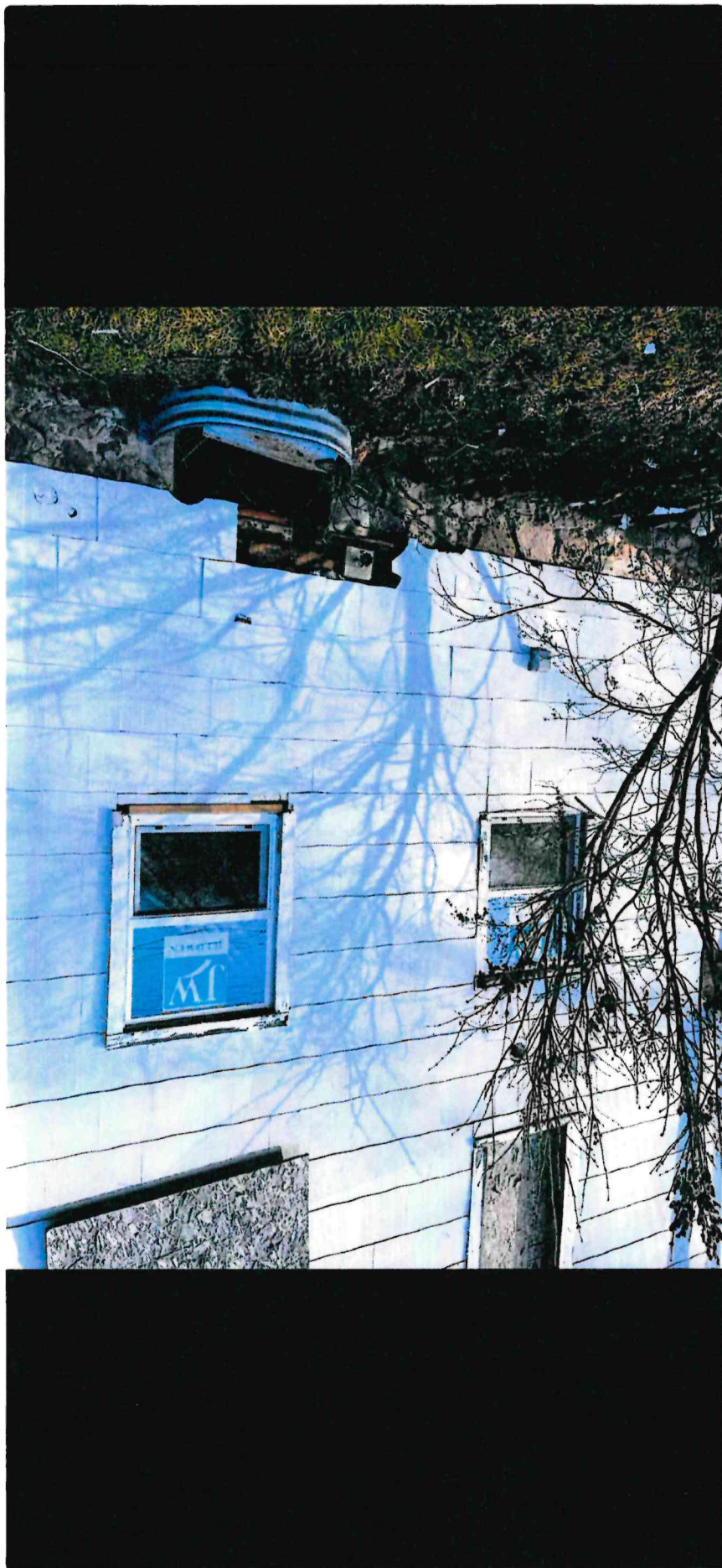


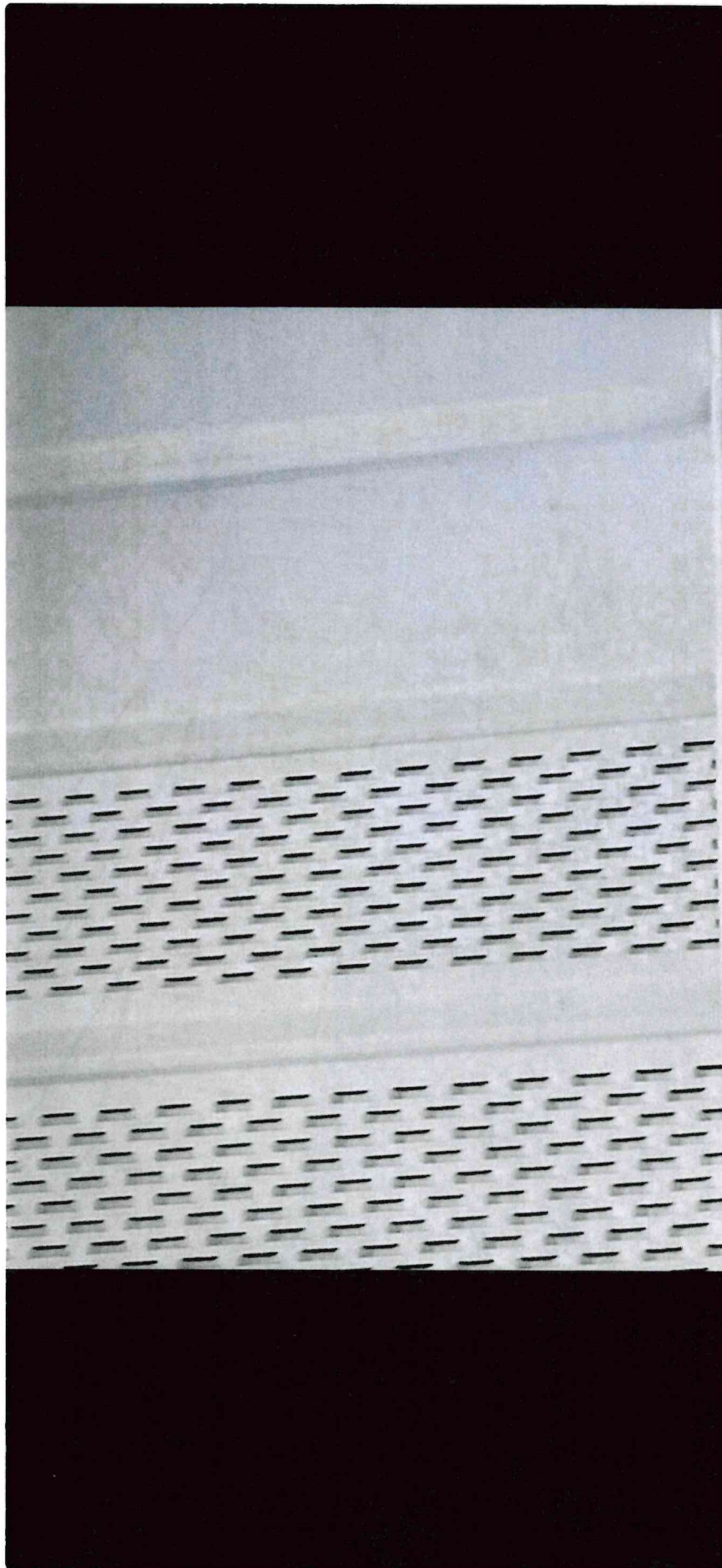
Andy Schor, Mayor

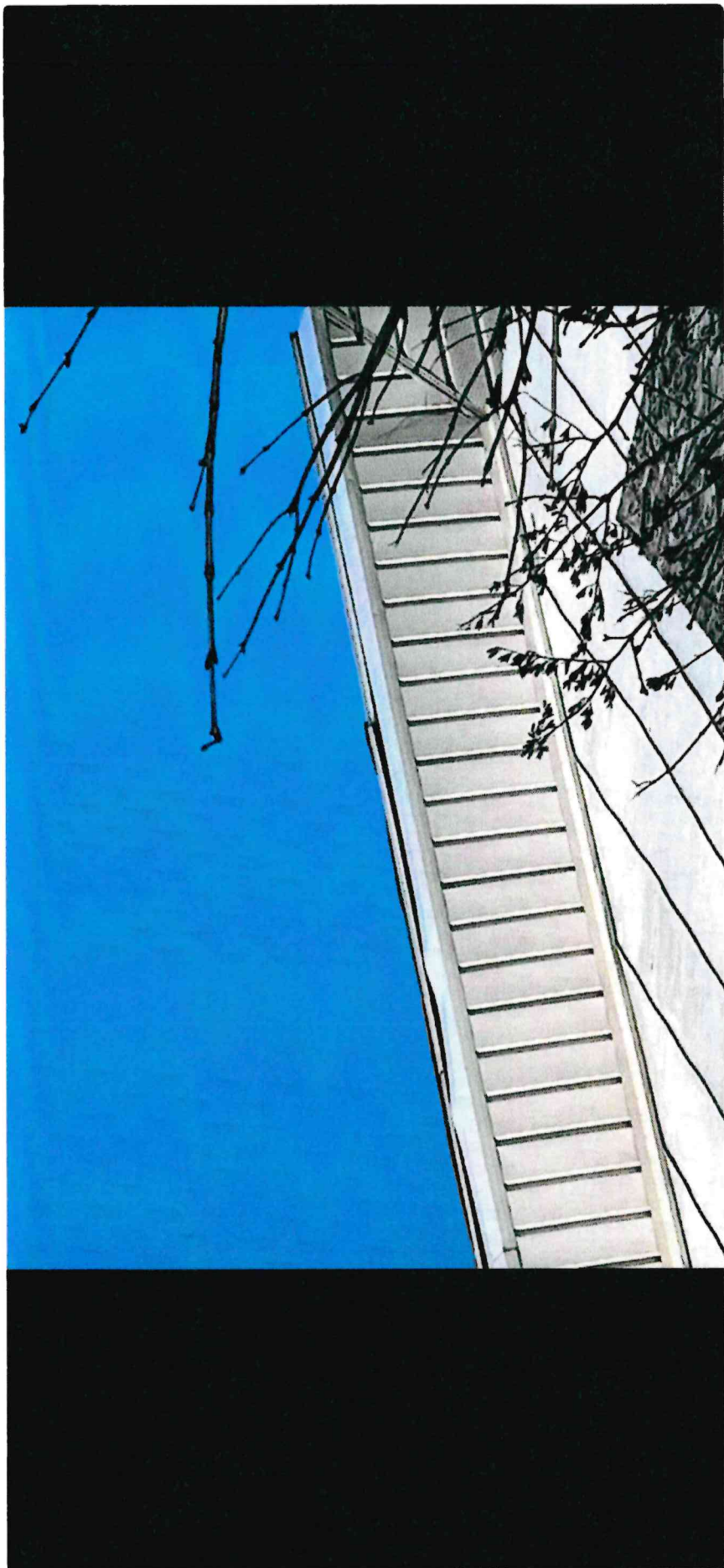
1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28, 2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the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

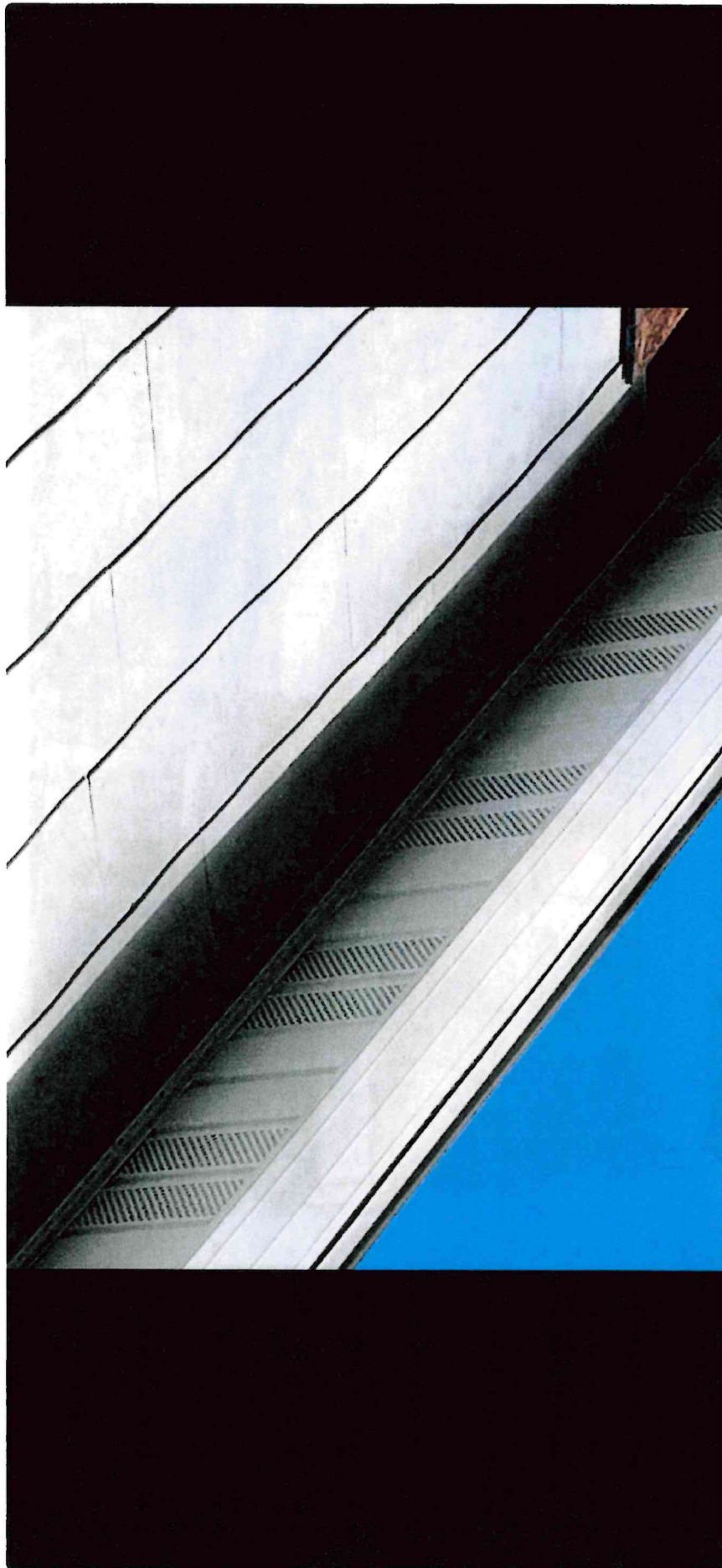
- second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2024, meeting.**
15. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7,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





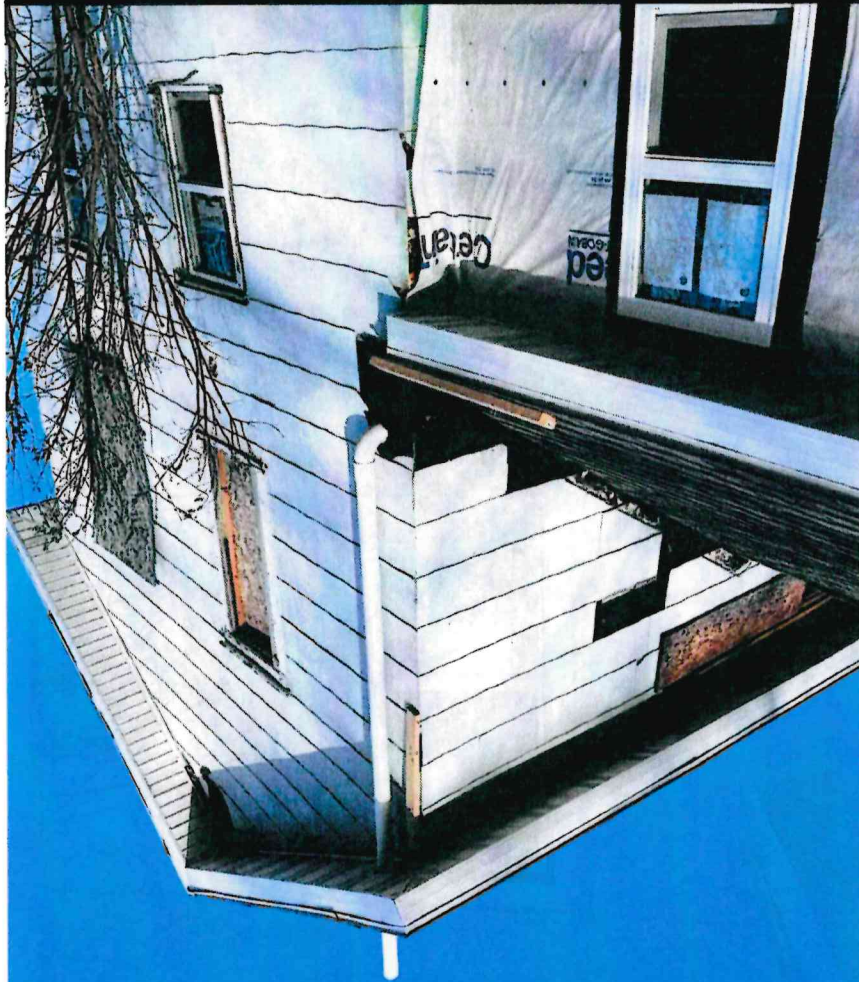




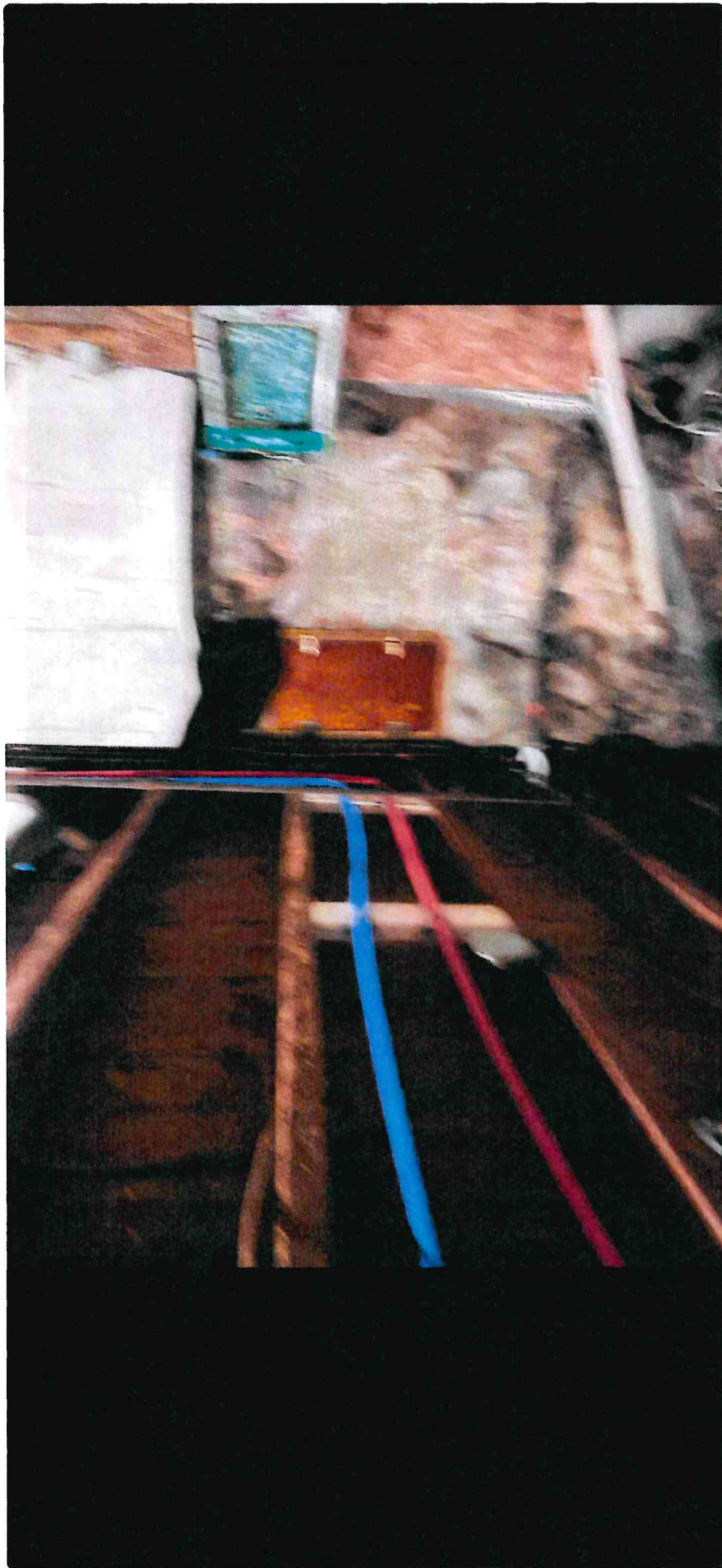




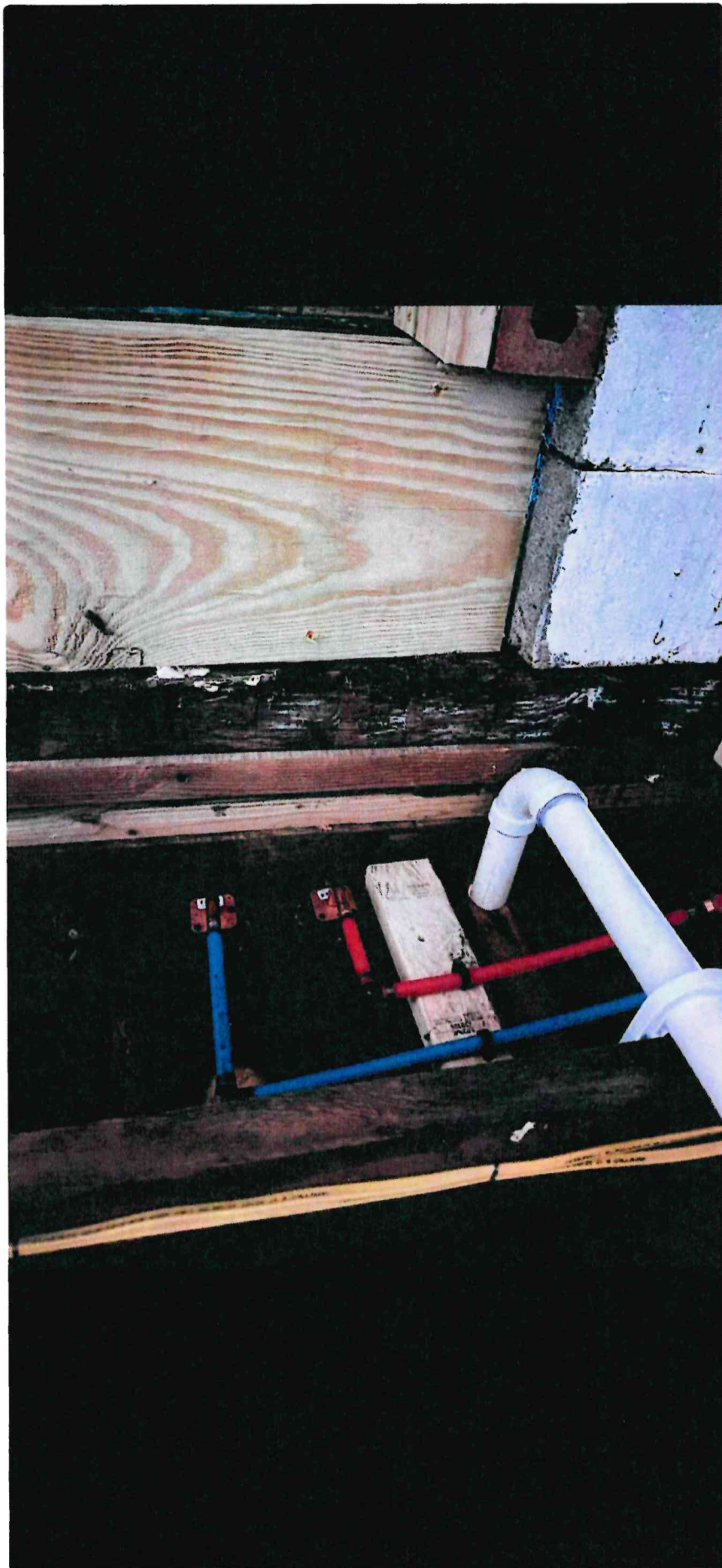












1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28,2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the repairs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

The following "open sent letters" are from 1/01/2022 through 4/19/2024. The numbers are as follows.

Open Total: 2456

- **Board Up 2**
- **Damv 141**
- **Exterior 210**
- **FT Comply 636**
- **Trash 587**
- **FT Register 332**
- **FY Parking 70**
- **Grass 128**
- **Safety 163**
- **Zoning 187**

*Submitted
@mty*

1. **3417 Stabler** - Property last heard March 28, 2024. The owner is almost finished with the project and 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. Framing inspection approved on March 13, 2024. Electrical final inspection is scheduled for April 29, 2024. Drywall will be next and kitchen cabinets have been ordered. **Tabled until May 23, 2024.**
3. **204 E. Potter** - Property last heard March 28, 2024. Mechanical Permit issued on March 27, 2024. Building Permit issued on March 15, 2024. **Tabled until May 23, 2024.**
4. **1723 Osband** - Property last heard March 28, 2024. Electrical and Building Permit issued on February 6, 2024. Service inspection approved on March 4, 2024. **Tabled until June 27, 2024.**
5. **1232 N. Washington** - Property last heard March 28, 2024. Building and Plumbing Permit issued on December 22, 2023. Electrical Permit issued on January 26, 2024. Electrical rough inspection approved on March 18, 2024. **Tabled until April 25, 2024.**
6. **4623 Hughes Rd.** - This property was last heard February 22, 2024. The current owner has decided to sell the property. **Tabled until April 25, 2024.**
7. **1212 Park View** - Property last heard January 25, 2024. New contractor hired and applied for a Building Permit on April 23, 2024. Permit is pending Plan Review. **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. Building Permit approved April 19, 2024. All other trade permits have been approved. Code Enforcement is scheduled to inspect on April 26, 2024. If passes, Red Tag will be lifted. **Property expected to be removed from demo process.**
10. **4918 Eastlawn Dr.** - Property last heard March 28, 2024. Building Permit issued on November 28, 2022. Electrical rough approved July 24, 2023. Mechanical rough approved August 16, 2023. Drywall inspection approved January 30, 2024. **Tabled until May 23, 2024.**
11. **1519 Linval St.** - Property monitored by the Public Safety Committee, heard by City Council March 11, 2024. **Public Safety Committee last heard the property April 9, 2024, and tabled for 30-days.**
12. **1023 Porter St.** - Property last heard on March 28, 2024. Building Permit issued on June 16, 2023. On February 23, 2024, the framing inspection was partially approved. Electrical Permit issued on April 22, 2024. **Tabled until April 25, 2024.**
13. **108 S MLK Blvd.** - This is a historic Darius Moon house. This property was last heard at the December 7, 2023, meeting. Building Permit issued on January 30, 2024. **Tabled until April 25, 2024.**
14. **1115 Regent** - This property has been referred to City Council. The request was entered on April 5, 2024. **Electrical Permit issued on April 17, 2024. Upon inspection, inspector will determine if a Building Permit is needed. Mechanical Permit issued on February 1, 2024. Referred to City Council on April 5, 2024. To be heard at Public Safety Committee on April 23, 2024.**
15. **219 E. Hazel** - Last heard on January 26, 2024. Building Permit issued June 9, 2023. Electrical Permit issued June 14, 2023. Electrical Rough inspection scheduled from April 23, 2024. Mechanical Permit issued April 18, 2024, with a final inspection scheduled for May 6, 2024. **Tabled until April 25, 2024.**

*Submitted
@mtd*

16. **3301 Turner** - Property monitored by the Public Safety Committee. **Public Safety Committee tabled this for 30-days at their April 9, 2024, meeting.**
17. **1722 Donora** - Demolition awarded to MCS excavating on January 23, 2024. —
18. **131 W. Jackson** - Demolition bid was awarded to MCS January 23, 2024.
19. **1326 N Jenison Ave** – Ruled 60 days make safe or demolish by City Council. **To bid May 18, 2024.**
- ➔ 20. **651 E Jolly** - Demolition Permit issued on December 7, 2023. Contractor informed EDP that demolition is scheduled for next week.
21. **619 W. Mt. Hope** - Awarded to Bolle Contracting on February 26, 2024.
22. **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.**
23. **1044 Ontario** - Property last heard March 28, 2024. Demolition Board tabled the property until the May Demolition Board meeting. Requested that the owner have permits in place by next meeting. **Tabled until May 23, 2024.**
24. **3134 Viking Rd.** - Property last heard at the March 28, 2024. Building Permit applied for March 15, 2024, approval is pending Plan Review. **Tabled until June 27, 2024.**
25. **2407 Dunlap St.** - Property was heard at the March 28, 2024. Building Permit issued on January 22, 2024. Mechanical and Plumbing Permit issued on February 27, 2024. **Tabled until the June 27, 2024, meeting.**
26. **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, meeting.**
27. **122 S. Grand** – This property will be first heard on by the Demo Board on April 25, 2024.
28. **1612 Martin** - This property will be first heard on by the Demo Board on April 25, 2024.