



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361

OFFICIAL PROCEEDINGS OF THE CITY OF LANSING DEMOLITION BOARD

Held at 316 N. Capitol Ave. at 6:00 pm,
April 25,2024

The April 25,2024 meeting of the City of Lansing Demolition Board was called to order at 6:038 P.M. by W. Allen. The following members were in attendance:

MEMBERS ABSENT: Joe Vitale

STAFF PRESENT: Walter Allen, Lynne Puente, Christina Torres

PUBLIC PRESENT: Brian McNamara, Alesia Flowers, Ken Ogundipe, Tawny Cerny, Willard Payne, Matt Samuels, Lindsey Leblanc, Curtis Kelly, Clarence Hooker, Gloria Hall, Shonta Edwards, Shawn Edwards

OLD BUSINESS: **Minutes from the March 28,2024 Demolition Board Meeting**

Demolition board members read the minutes from the March 28,2024 meeting Kimberly Shirey made the motion to approve Dave Muylle seconded the motion.

Case No: D2024-003 **Address: 1300 W Maple St.**

Walter Allen read the case overview sheet for the board. The owner of the property Gloria Hall was in attendance for the meeting she informed the board that after the last meeting she was contacted by the Land Bank they are interested in purchasing her home. Ms. Hall indicated that they will probably tear the dwelling down. The Land Bank built two new homes across the street they want to buy her home tear it down and build a new home on the lot. Ms. Hall indicated she does not want to put any more money into the home if the Land Bank is just going to demolish the structure. Ms. Shirey said options have now opened for her. Ms. Hall stated that if she decides not to sell FD Hayes will do the electrical work. Ms. Shirey stated that it sounds like she has really made headway. FD Hayes is getting with Whitney who previously did electrical work. Ms. Hall stated she has also been in contact with Roto Rooter for the plumbing work. Ms. Shirey stated she is new to the Demolition Board, City Council has an initiative to tear houses down she understands the letters that are sent can be intimidating. Ms. Shirey stated the owner is making progress she would like to table the property 30 more days to give the owner time to figure things out.

Kimberly Shirey ruled: Tabled until May 23,2024 meeting.

Case No: D2018-009

Address: 108 S MLK Jr. Blvd.

W. Allen read the case overview sheet for the board. Mr. Muylle asked the owner Alesia Flowers for an update. Her general contractor has recently had all trades come thru three weeks ago to bid on the project all bids need to be received by 5/05/2024 they will then decide what companies to pick for the project.

Dave Muylle ruled: Tabled until June 27,2024 meeting.

Case No: D2023-013

Address: 219 E Hazel St.

W. Allen read the case overview sheet for the board. Ms. Puente provided the board with an e-mail from the owners to update them on the progress of the project. Mr. Wilde's father passed away the owners were unable to attend tonight's meeting as they are currently in Florida to make funeral arrangements.

Kimberly Shirey: Tabled until May 23,2024 meeting.

Case No: D20232-006

Address: 1023 Porter St.

W. Allen read the case overview sheet for the board. The owner Tawny Cerny was in attendance for the meeting. Ms. Cerny informed the board they received a framing partial approval they have hired Lenon Electric when Lenon Electric has their rough electrical inspection they will be able to hang the drywall. Mrs. Cerny stated they are pretty sure they will also have to obtain a plumbing permit to replace the bathroom sink and bathtub. Mr. Muylle said they are making progress he believes tabling the property for 60 days is reasonable the owners agreed.

Dave Muylle ruled: Tabled until June 27,2024 meeting.

Case No: D2023-021

Address: 1232 N Washington Ave.

W. Allen read the case overview sheet for the board. Mr. Muylle asked the owner Mr. Hooker for an update from our last meeting. Mr. Hooker indicated he believes things are fine with his contractor. Mr. Hooker stated there has been significant progress being made. Mr. Nwobu is lining up workers and within one week they will be ready for a rough inspection on the building permit. The demolition board indicated to the owner that he needs to make sure that the person who is doing the plumbing work has the permit. The owner needs to be careful about who is doing what at the property and that they are licensed to perform that work. Mr. Muylle indicated he is willing to table the property another 30 days at which time the plumbing permit issues should be settled.

Dave Muylle ruled: Tabled until May 23,2024 meeting.

Case No: D2023-017

Address: 1212 Park View Ave.

W. Allen read the case overview sheet for the board. Mr. Muylle asked the owner Mr. Ogundipe for an update Mr. Muylle also questioned that they are more than 50% completed with the project. Mr. Ogundipe stated that he believes they will be completed with the project in 3 months he is currently having problems getting his building inspections scheduled. Mr. Ogundipe stated that all the outside work has been completed.

Dave Muylle ruled: Tabled until June 27,2024 meeting.

Case No: D2023-018

Address: 4623 Hughes Rd.

W. Allen read the case overview sheet for the board. Mr. Muylle asked the owner Mr. Kelly for an update. Mr. Kelly indicated that he has a buyer for the property, and they should have a closing set by the end of the month. Ms. Shirey indicated that she is willing to table the property for 60 days to allow time for the closing.

Dave Muylle ruled: Tabled until June 27,2024 meeting.

NEW BUSINESS:

D2024-004

Address: 122 S. Grand Ave.

J. Snyder read the case overview sheet for the board and noted to the board this property has been tagged since 2016. The estimated cost for repairs for the building are over two million dollars. Lindsey Leblanc Director of Development for Granger Management is in attendance for the owner Gary Granger, she stated to the board they intend to demolish the building in the fall. Granger had been considering turning the lot into a parking lot however their plan was disapproved by the City of Lansing. Granger has asked SME to come up with a brownfield plan for retail and residential above. Granger would like more time so they can develop a plan. Granger has already had the asbestos abatement survey completed they will have to remove the basement. To demolish the building and remove the basement they will have to have roads closed. Mr. Snyder the Building Safety Manager stated the Building Safety Department moved the property into the demolition process, so the building does not sit. Ms. Shirey stated the City of Lansing wants to see progress. Ms. Leblanc indicated they wanted to be the ones that demolish the building they are currently doing market studies for the return on the proposed project. Mr. Muylle stated 90 days is reasonable Mr. Snyder agreed that tabling the property for 90 days was reasonable. Mr. Snyder noted that Granger has boarded all the windows as one had previously fallen out onto the sidewalk. Ms. Shirey stated that when Granger comes back in 90 days, she would like to see a solid plan and progress. Ms. Shirey also stated that she would like to see contractors in line.

D. Muylle ruled: Tabled until July 25,2024.

D2024-005

Address: 1612 Martin St.

W. Allen read the case overview sheet for the board and noted to the board that the owner of the property was killed in the storm last summer due to a large tree fell on the dwelling. The owner's grandson Willard Payne and the attorney for the estate Matthew Samuels were in attendance for the meeting. Board members expressed their condolences to Mr. Payne. Ms. Shirey asked about the probate for the estate. Mr. Samuels informed the board that they are working thru the probate process it has been complicated by a wrongful death complaint regarding the tree that fell on the dwelling. FEMA is also involved with the damage to the dwelling this is also holding up the probate. Mr. Payne stated that BWL gave them two names of contractors who would be able to remove the tree. Ms. Puente asked if they had contacted those contractors Mr. Payne indicated that he has not he does not have the numbers for those contractors. Ms. Puente suggested that they call BWL to get the contractors information. They are also trying to figure out the homeowner insurance situation Mr. Payne was under the impression that Liberty Mutual was the homeowner insurance company for the property, however they have been unable to confirm. The bank/lienholder for the property indicated that they had obtained homeowners insurance on the property for the owner several years ago they stated they have written off the balance owed on the dwelling however they stated they are the policy holders for the homeowner's insurance. Both board members indicated they think the property should be tabled for 90 days to allow time for the probate and insurance to be worked out. Mr. Payne stated his intention is to rebuild.

D2024-006

Address: 1616 S. Cedar St.

W. Allen read the case overview sheet for the board. The owner Mr. McNamara was in attendance for the meeting. Mr. McNamara informed the board that he is almost done with dwelling he does not feel the property belongs in demolition. Mr. Muylle stated he could see in the pictures he has done a lot of work however you need to work with the Building Safety Department and have the proper permits in place and inspections. The owner stated he did have permits for the work, Ms. Puente informed him he did pull a permit that was issued in April of 2023 however it is now expired it also never had any inspections. Mr. Muylle informed Mr. McNamara he will have to get with the Building Safety Department to see if he can re-open his permit. Mr. McNamara stated he wants to finish the outside Ms. Shirey agreed and stated that the outside of the dwelling looks much better however we need to focus on permits for the work that has been done.

K. Shirey ruled: Tabled until June 27,2024.

PUBLIC COMMENT:

ADJOURNMENT: At 7:30 PM, D. Muylle

Respectfully submitted,

Lynne Puente
Administrative Secretary
Code Enforcement Section

Draft date: May 16,2024

Approved date:
Sent to Clerk’s Office:

cc:
City Clerk’s Office
File