

AGENDA

Committee on Public Safety July 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 and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. May 14, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Reappointment; DeYeya Jones; At-Large member -Board of Police Commissioners; Term to Expire June 30, 2028
 - C. RESOLUTION - Set Show Cause Hearing; Make Safe or Demolish; 1342 N. Walnut St.
 - D. DISCUSSION - Ordinance on Make Safe or Demolish Stricter Standards - OCA
6. **Other**
 - E. 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)
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES

Committee on Public Safety

Tuesday, May 14, 2024 @ 4:00 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Ryan Kost, Chair

Council Member Trini Pehlivanoglu, Vice Chair

Council Member Peter Spadafore, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Rawley VanFossen, EDP

Nick Montry, EDP

Joe Vitale, Demo Board

Dave Muylle, Demo Board

Walter Allen, Code Compliance

Andy Kilpatrick, Public Service

Nancy Mahlow

Howard Casey

Tom Hickson

Bob Sands

Joe Neller, SIMTOB

Norma Bauer

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM APRIL 23, 2024 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment on the time.

PRESENTATION

Demolition Board Processes and Practices

Council Member Kost noted that they were invited to speak to the overview of the Demo Board from start to process.

Mr. Muylle and Mr. Vitale explained that they are a piece of the process and there are a lot of steps before it gets to the Board. There is a period of time where the Code officer has been through the

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house, compiled a list of corrections, and then the Board reviews before the meeting. The Board also visits the site and occasionally speaks to the neighbors. The case is then presented to the Board by the staff with violations and cost determinations. The Board feel that during their public hearing is a great time for the owners to speak. The policy is to give the owners the time to bring them up to speed. Based on that conversation, if they propose a plan, it will then get tabled. They look at the process as an opportunity to get the house safe, and if the owner cannot provide a timeline or plan, then they proceed down the make safe process. Non fire are 60 days make safe and non-fire is 30 days. As long as the owner is making progress they work with them to see that through. They believe that a majority get taken off because of the rehab, and it is a small percentage that go through for make safe or demolish. If there is a financial hardship situation they can fall to the County for unpaid taxes.

Council Member Pehlivanoglu noted they work with the owner if they are making incremental progress, and asked how long they work with the owners; is there an average or depends on the situation. Mr. Muylle explained that to understand the process would be to attend the meetings, and encouraged the Committee to attend. Mr. Muylle believes their process is to review the packet of all the homes that are being considered, and they are not the final arbitrary of that. Mr. Muylle then referred to his case tools including a map, and noted they split the cases between the members when they go to look at the properties. At the hearing of the Demo Board, they listen to the case and how they plan to facilitate the repairs of the building. The look to see if the owners have the capacity, provide them resources, etc. Regarding tabling of the projects, they have tabled them over and over again, but feels once the house is gone the City loses another house.

Mr. Vitale stated when they look at sites, they look at the reason it is owned; investment, family, etc. With only one building official in the City currently, they try to be lenient, and if they come back and show progress their intention is to always work. They have not policies from Council on how to do this.

Mr. Van Fossen it is unique, and the policy is to table it or vote out to make safe or demolish. Every property is unique, and it helps who is picked as their Demo Board that they have the experience in what they are looking at.

Mr. Vitale added that for the most part they are not in the building, they rely on the photos from the Code officer.

Council Member Kost acknowledged the Board and referred to a list of 17 properties that are tabled. For example, is 1612 Martin, and the time line, and asked why it is still standing. Mr. Muylle stated in April 2024 was the first time they heard it, and the family was present and was told at the time the house was hit by the tree and they were waiting for assistance on the removal. Mr. Montry stated there is a portion of a tree on the house for safety. Council Member Kost stated the site is unsafe, and Mr. Muylle stated that it was tabled for 30 days because owners want to resolve, but they do not have the resources to remove the tree, and they feel untreated, so the Board felt 30 more days is not a lot. If it is not changed it will be moved on. Mr. Vitale stated they try to give people their dignity to address the property, they table for 30 days, and if they can't they move forward. Council Member Kost spoke on the 1612 Martin address and that the neighborhood is frustrated with what they have to continue to look at it. Mr. Muylle stated the Demo Board meetings are public, and they do not get any public to attend. Mr. Van Fossen stated when this fell in August, the Building Official did not deem as danger, so it was red tagged by Code Enforcement, so it was red tagged. Also the family was working through probate court and was why it took so long. As a Board, the Demo board does not vote, they are hearing officers. Each officer assigned to the case has the decision, so the three talk but who ever has been assigned the case makes the decision. Mr. Vitale state if the building official deemed it imminent danger it would not have come to the demo board.

The Committee acknowledged the Demo Board members who attended.

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DISCUSSION/ACTION ITEMS

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
MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR THE AFFIRMATION OF BECKY PENA TO THE JOINT MEMBERSHIP ON THE COMMUNITY CORRECTIONS ADVISORY BOARD. MOTION CARRIED 3-0.

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 stated EDP extended an invite, and asked for the Committee to table for another 30 days. The owner pulled permit in early April, the NEAT team is monitoring.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO TABLE FOR 30 DAYS. MOTION CARRIED 2-1.

RESOLUTION –Make Safe or Demolish; 1519 Linval Street
MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO REMOVE THE TOPIC FROM THE TABLE.
MOTION CARRIED 3-0.

Council Member Kost noted he did visit site, and outside is in good condition and the inside is not good. Mr. Van Fossen stated rough electrical was done April 30th, and the NEAT Team noted the outside. They asked for the Committee to continue to table.

Council Member Kost asked OCA if there is another option. Ms. Hagen-Lawrence stated that Committee could vote the resolution out of Committee and then at the Council meeting during their report to Council on the item they can make a formal recommendation that the Order to Make Safe or Demolish be rejected.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO APPROVE THE RESOLUTION FOR THE MAKE SAFE OR DEMOLISH IN 30 DAYS FOR 1519 LINVAL WITH THE COMMITTEE RECOMMENDATION AT COUNCIL FOR REJECTION. MOTION CARRIED 3-0.

RESOLUTION- Orders to Make Safe or Demolish 3301 Turner Street
MOTION BY COUNCIL MEMBER SPADAFORÉ TO RECONSIDER THE ACTION TAKEN. MOTION TO RECONSIDER APPROVED 3-0.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO APPROVE THE RESOLUTION FOR THE MAKE SAFE OR DEMOLISH IN 30 DAYS FOR 3301 TURNER WITH THE COMMITTEE RECOMMENDATION AT COUNCIL FOR REJECTION. MOTION CARRIED 3-0.

It was confirmed that this will now close the “loop” at the current demolition board process.

RESOLUTION – Make Safe or Demolish; 1115 Regent
Mr. Van Fossen stated a building permit was issued on May 7th, and other permits were pulled in February and April. He spoke in support of the new owner and stated the Department recommended tabling.

Mr. Casey asked how the property was deemed unsafe because it is vacant, and he was not able to find any rules that note it unsafe, and to his knowledge nothing on property is a danger to the neighborhood. He acknowledged it has been a long term but was not fire damaged and they are making the repairs with the intent to reside in it. The then spoke briefly on the garage condition.

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Council Member Kost asked EDP why it was red tagged and Mr. Van Fossen was not able to provide that answer. He stated he would follow up with Mr. Casey on the next steps and provide direction.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO APPROVE THE RESOLUTION FOR THE MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1115 REGENT WITH THE COMMITTEE RECOMMENDATION AT COUNCIL FOR REJECTION. MOTION CARRIED 3-0.

Mr. Van Fossen stated the \$2,000 fine that Mr. Casey paid that he was not aware of was because the demo process started before he purchased and it was for that process. He stated the fine could be appeal, and Ms. Hagen-Lawrence corrected that statement by clarifying it cannot be appealed at the Council or claims review.

DISCUSSION- Draft Parking Ordinance Amendment - OCA

Ms. Hagen-Lawrence spoke briefly on the charge given to OCA based on concerns and inquiries into odd/even street parking. She added that there are currently a number of TCO's that regulate parking on one side only for safety reasons and that cannot be overwritten. Ms. Hagen-Lawrence acknowledged the odd/even option is legal, it is not the recommendation between OCA and the Public Service Department. Ms. Hagen-Lawrence then spoke on the options a group of departments (OCA, Public Service, EDP and Parking).

- Maintain current frame work for regulating parking safety issues via TCO
- Permit system established by ordinance, allowing those that need to park ability to do so. Enforcement would not have to be multiple visits; can write ticket at first visit, and can be implemented with other restriction options-duration, locations. The negative to this is that there is a fee associated to cover the cost for issuing the permits and will not be a revenue generator. This will also require signage.
- Daytime prohibition which is a positive option that would restrict during a set time for services. Could be limited to 8-4 weekdays and could also speak to long term. The negative could create issues with businesses who park on the street (landscaping where there is more than one client in the block, etc.) also could require revisions to the right of way permits for construction companies.
- Extended limit - no parking for more than 48 hours. Unlike what is on the books already for abandoned vehicles, this would be a civil infraction and if parked for more than 48 hours they would get a ticket. This would require multiple visits for enforcement and would address concern on long term parking on streets. This option would also require a revision to the right of way permits.
- Duration time limit enforcement and would require multiple visits and signage, and revise right of way permits. If Council considered this, Council would need to provide OCA direction on the duration timeline. This could be a TCO-resolution.

Council Member Kost acknowledged that there is currently not a lot of pressure from neighborhoods that want complete prohibition. There are tough subject and options are hard to follow. Keep on the drawing board and this might be too big, and solutions have a lot of negatives, especially with businesses that need on street parking. The consensus of the Committee was to push the continue discussion on the topic out and focus potentially on individual TCO's, commercial vehicles on streets, and abandoned vehicles.

Ms. Mahlow spoke on parking issues in her neighborhood with the abandoned vehicles or people leaving vehicles on the street for an extended period of time.

Ms. Hagen-Lawrence outlined the process for enforcing those violations, and that Code Enforcement is not authorize, by State law they report them to LPD.

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Mr. Hickson spoke on what the Public Service Board has done based on what they have heard from neighborhoods, knowing the option could be TCO.

Mr. Kilpatrick confirmed Westchester and East Westchester will be coming to Council soon for a TCO.

OTHER

Economic Development & Planning Department Updates –

Council Member Kost added the topic of Sycamore Apartment Update to the agenda.

Mr. Van Fossen stated there was a large amount of demolition debris dumped at the property and LPD had responded deeming illegal dumping and the City is currently speaking to them. A fencing company was contacted and the pile was fenced off. Currently there is pending litigation with the owners of Sycamore in Judge Flores Court. At this time Mr. VanFossen could not confirm inspections had been called on the rentals so they cannot verify or deny any repairs had been made. To his knowledge, Mr. Van Fossen stated there is water in the apartments, and if something happens to evict they will work with Red Cross, and shelters but hope that it does not get to that point.

Consensus of the Committee to move the following items to the next meeting.

- SIMTOB
- List of Open ACTION Letters
- Progress on Dormant Properties

Mr. Van Fossen informed the Committee that from June 5th – June 7th they will be switching from BS&A to BS&A Cloud and during that time will not have a program to utilize so they are creating an “old-school” working program to continue on status quo.

Ms. Bauer spoke on traffic enforcement being assigned to other officers.

ADJOURN

Adjourned 5:06 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

(Section Break)

Date	5/27/2020
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First Name	DeYeya
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Middle	E
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Last Name	Jones
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Other name(s) by which you have been known, including maiden names	Field not completed.
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Date of Birth	
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Address	1710 Moores River Dr.
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City	Lansing
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State	MI
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Zip Code	48910
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Email	deyeya@me.com
Gender	
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	<i>Field not completed.</i>
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	1983
Additional information regarding experience and credentials	CADL - Board of Trustees Lansing Kappa Alpha Psi Foundation - Board Member Lansing Football League - President USA Football - Youth Commissioner Lansing Kappa League - Director
Occupational Background	SuttonAdvisors, PLC Director of Finance 2013 - Present Career Quest Learning Center Adjunct Instructor 2011 - 2013 Garb-Ko 7-Eleven Inc. District Manager 2002-2012
Educational Background	Northwood University BBA - Finance DeVos Graduate School of Management MBA
Previous Appointments	CADL Board

Current Appointments	CADL Board
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Police Commissioners
Second choice of a board to serve on	Board of Water and Light
Third choice of a board to serve on	Capital Area District Library Board (CADL)
Fourth choice of a board to serve on	Capital Region Airport Authority (CRAA)
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I wish to serve on the Board if Police Commissioners because being involved in the community takes a joint effort from local government, law enforcement, and the entire community at large. I hope to be a part of the relationship building process in which the Lansing community is proud of its Police Force; and in the same breath, the Police Department has a mutual respect for the citizens it is sworn to Protect and Serve.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	<i>Field not completed.</i>
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board	DeYeya E. Jones

or commission and the
information in this
application is accurate to
the best of your
knowledge

Date & Time

5/27/2020 8:30 AM

Email not displaying correctly? [View it in your browser.](#)

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

WHEREAS, the Mayor has recommended the reappointment of DeYeya Jones as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety met on July 9, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of DeYeya Jones as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2028.

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

ADDRESS:	33-01-01-09-180-011
PARCEL NUMBER:	1342 N. Walnut St.

LISTED TAXPAYER:	917 CHITTOCK STREET L L C
INTERESTED PARTIES:	
SEV INFORMATION:	\$52,600.00
LAND VALUE:	\$3,800.00
BUILDING VALUE:	\$48,800.00
LOT SIZE:	47.00 X 124.00

LEGAL DESCRIPTION:	S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MAY 23,2024
ORDER:	MAKE SAFE OR DEMOLISH 6/27/2024
REASON/CONDITIONS:	FIRE DAMAGED

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2024-008

HOUSING CODE VIOLATION LTR:	3/14/2014 & 2/08/2023
ORIGINAL RED TAG DATE:	3/14/2014
ZONING:	B
ESTIMATE OF REPAIRS:	\$165,285.00
PICTURES:	YES
OTHER:	

CURRENT PERMIT ACTIVITY

BUILDING:	DENIED
ELECTRICAL:	DENIED
MECHANICAL:	DENIED
PLUMBING:	DENIED
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION
Dept. Request for Show Cause		NONE GIVEN
City Council	07/08/24	Referred - Committee Public Safety
Committee on Public Safety	07/09/24	Approved RES Set Show Cause
City Council		Set Show Cause for
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

1342 N. Walnut St.

- Original Red Tag Date

- 3/06/2014

- Submitted Into Make Safe Or Demolish Process

- 6/12/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- 917 Chittock Street LLC

1342 N. Walnut St.

Property Value Information

- SEV

- \$58,100.00 (*as of 7/01/2024*)

- Structure

- \$49,500.00 (*as of 7/01/2024*)

- Land

- \$8,600.00 (*as of 7/01/2024*)

- Estimate of Repairs

- \$165,285.00

1342 N. Walnut St.

Housing Code Correction Letters

● Code Compliance Inspection Date

● 03/06/2014

● 02/28/2023

● Code Compliance Letter Written

● 03/06/2014

● 02/28/2023

Code Compliance Due Date

● 04/05/2014

● 03/10/2023

1342 N. Walnut St.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 05/23/2024

- Order by Demolition Board

- MS or D by 6/27/2024

- Request Sent To City Council for Show Cause Hearing

- 07/01/2024

1342 N. Walnut 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

1342 N. Walnut St.

General Comments

- ALL PERMITS FOR THE REPAIRS ARE EITHER DENIED OR CANCELED
- THE OWNER DID NOT ATTEND THE DEMOLITION BOARD MEETING.
- FIRE DAMAGED

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.

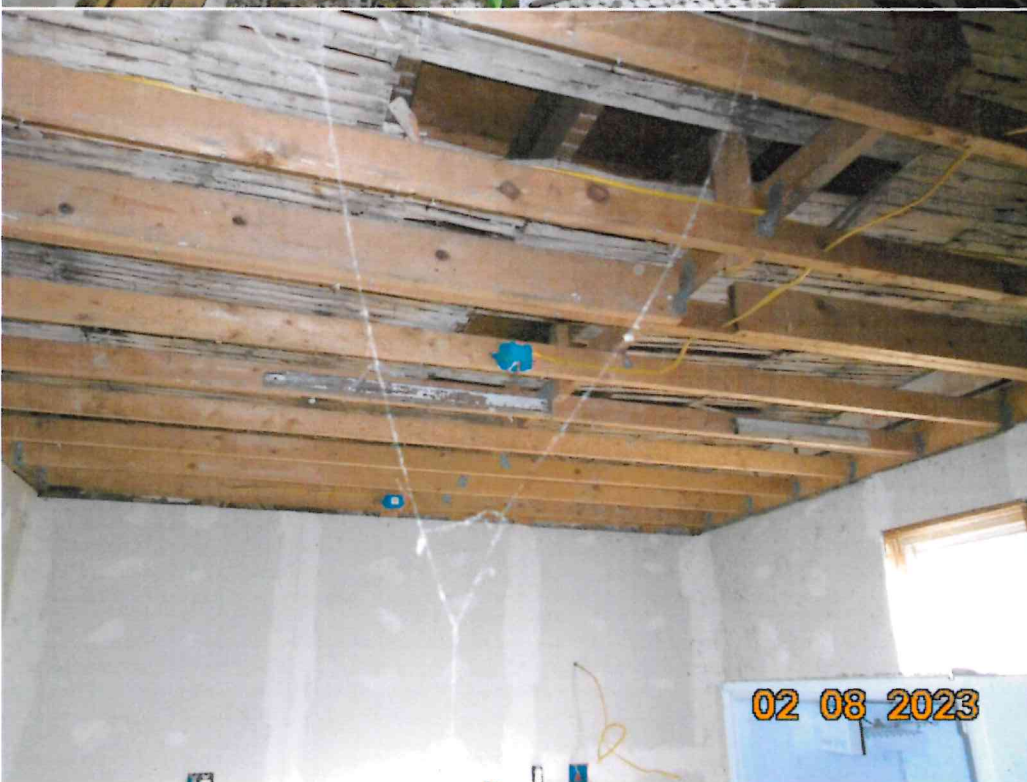
1342 N Walnut St.

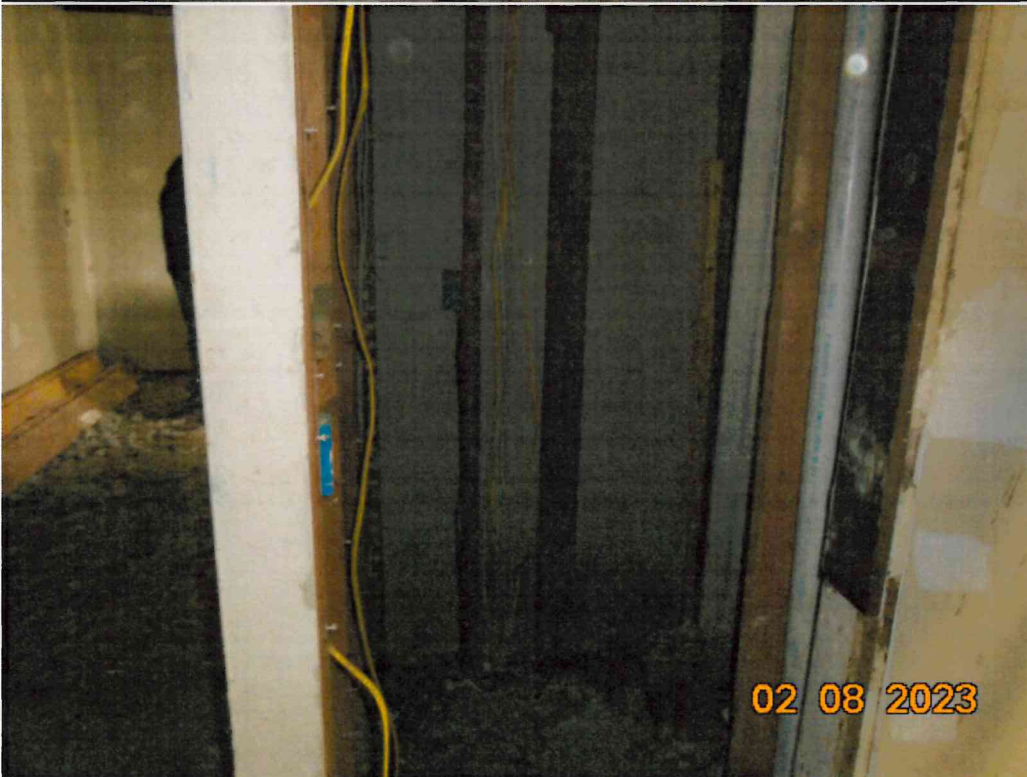
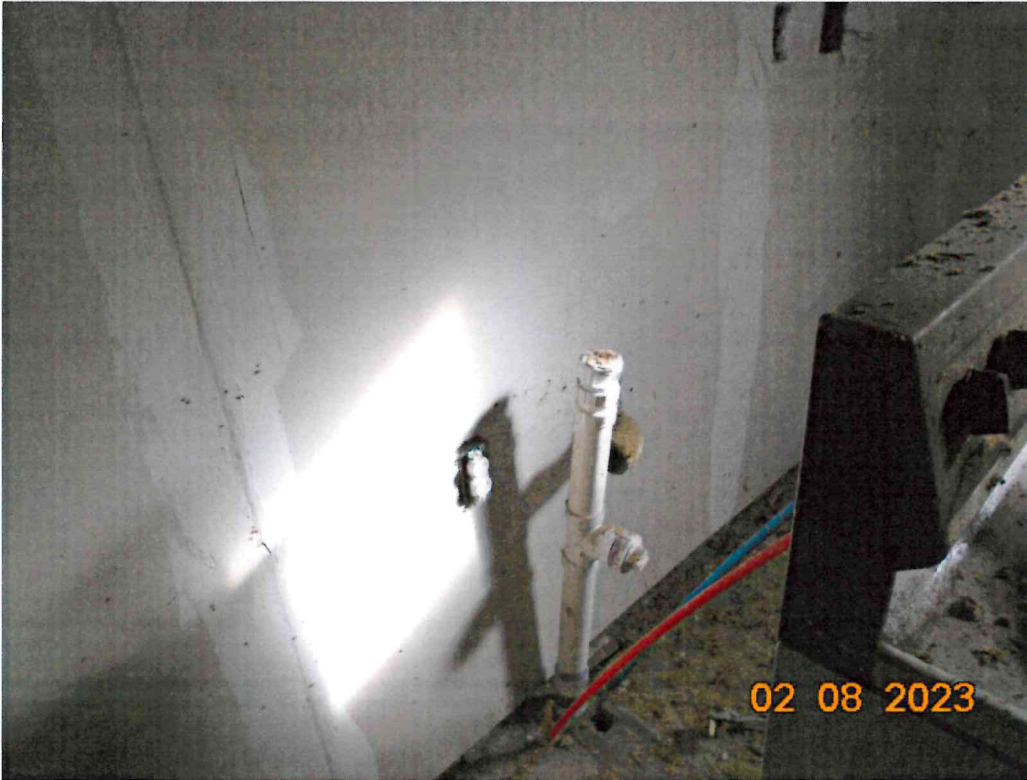


















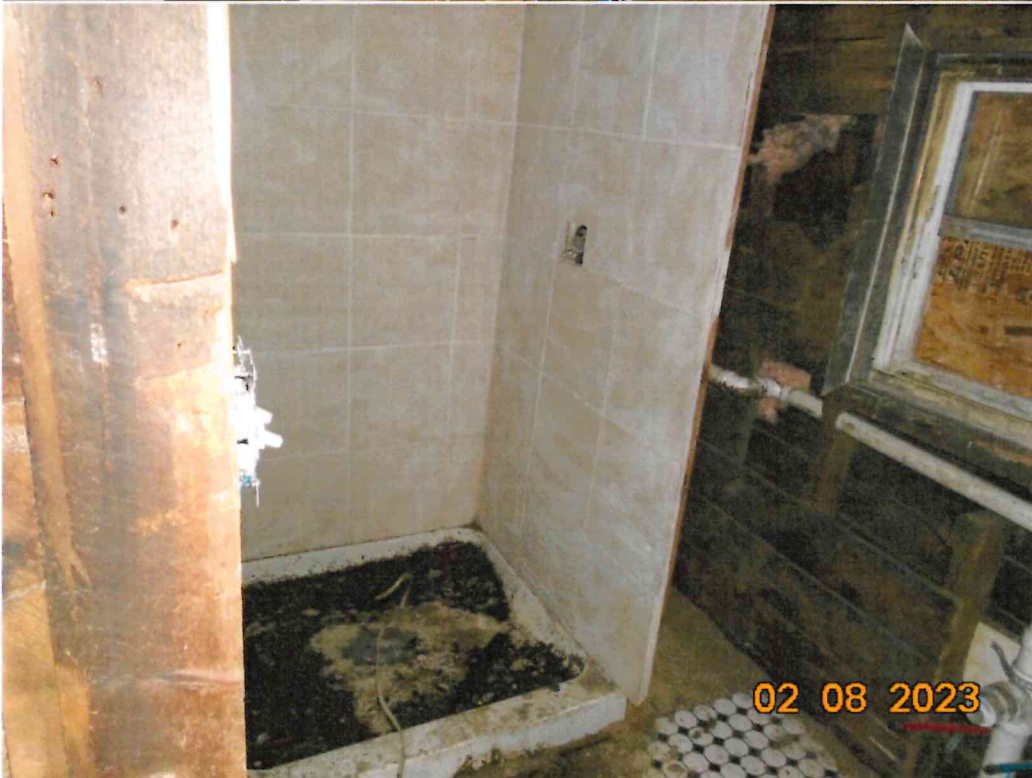






1342 N Walnut St.

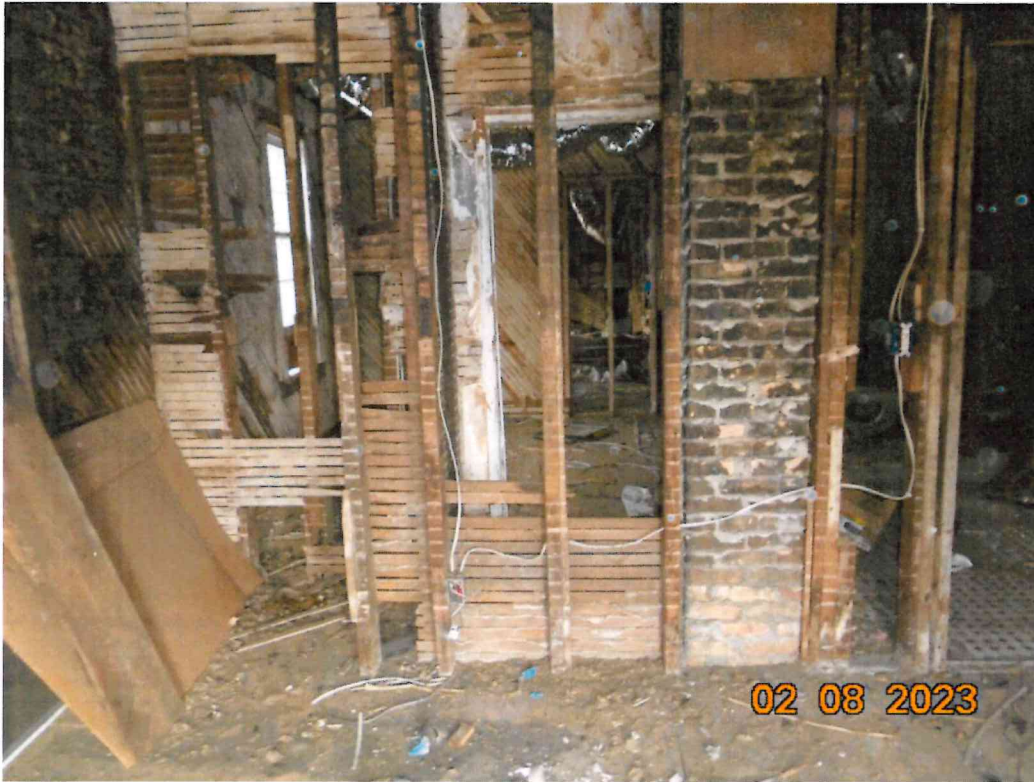








1342 N Walnut St.



1342 N Walnut St.



CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2024-008
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Matter of the building/structure at 1342 N WALNUT ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 23, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
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 \$52,600.00
8. The cost to repair the building or structure to make it safe is \$165,285.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 30 476 085

S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 6/27/24.
☐ 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 _____.

5/23/24
Date


Hearing Officer

OFFICE OF CODE ENFORCEMENT
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
INTEROFFICE MEMO

To: Walter Allen, Interim Code Enforcement Manager
From: Amy Castillo, Code Enforcement Officer
Date: 06/12/23
Subject: Request for demolition of 1342 N Walnut St.

STATEMENT OF FINDINGS:

A safety inspection was conducted at the dwelling by Code Enforcement Officer Cameron Priest on March 06, 2014, and by Code Officer Walter Allen on February 8, 2023. Both inspections revealed violations which constituted threats to the health, life and safety of any persons using this structure. This dwelling has been vacant and placarded condemned / unsafe since the safety inspection dated March 06, 2014.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:
(Total cost to renovate per square foot)

Total Cost to Renovate the Dwelling.....\$ 165,285.00

Jon Snyder
const. cost.

2021 Assessed Value of the Dwelling.....\$50,100.00



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 02/10/2023

Unsafe and Dangerous Correction Notice

917 CHITTOCK STREET L L C
114 BANK ST
LANSING, MI 48911

Inspection Type: Safety
Inspection Date: 02/08/2023
Compliance Due Date: 03/10/2023

Warning:

*Failure to comply with the requirements of this notice may result in the issuance of a
Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1342 N WALNUT ST 1
Parcel No:	33-01-01-09-180-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

A complete inspection of this multi-unit building was done and the following violations were found:

INSPECTOR COMMENTS: Safety inspection conducted with Neil Wright.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Jerry.Dunham@lansingmi.gov, Electrical Inspector, Brian.Carter@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

INSPECTOR COMMENTS: Missing - damaged drywall throughout both units. Missing plumbing pipes and fixtures throughout both units, including kitchens and bathrooms. Canceled mechanical and plumbing permits for furnace and water heater. Missing wiring, outlets and switches throughout both units. The entire building has been striped down to the studs throughout. Canceled - expired Mechanical, plumbing, electrical and building permits. Bring the entire structure up to code with the benefit of permits.

No access to basement at the time of inspection.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: 917 CHITTOCK STREET L L C, 114 BANK ST, LANSING, MI 48911



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Notice Printed: 03/06/2014

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 03/06/2014
Compliance Due Date: 04/05/2014

ASSAF AHMED M
5945 YORK WAY
EAST LANSING, MI 48823-7750

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1342 N WALNUT ST 1
Parcel No:	33-01-01-09-180-011

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Due to a structure fire there is extensive damage to the dwelling. Please contact the undersigned Code Enforcement Officer at 483-4380 & advise what is happening with regards to the repairs & when they will take place. All corrections must be completed before any further occupancy of the dwelling will be allowed.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

Sec 304.7 Roof covering is deteriorated - damaged - leaking - missing.

Sec 305.3 Floor covering soiled - deteriorated - damaged.

SEC 305.3 Plaster / Gypsum board at ceilings & walls is damaged.

Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling - in basement - in garage - in yard

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.13.1 Window glass is broken and/or missing.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER,

UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4380 Monday through Thursday between the hours of **8-9 - AM** or **12-1 - PM.**

Officer: Cameron Priest

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: ASSAF AHMED, 5945 YORK WAY, EAST LANSING, MI 48823-7750

Resolution #2024-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1342 N WALNUT ST. 33-01-01-09-180-011 S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 3/06/2014 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 23, 2024, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by 6/27/2024; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that 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;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, August 12, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1342 N WALNUT ST., as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

5.D. DISCUSSION

Ordinance on Make Safe or Demolish Stricter Standards - OCA

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

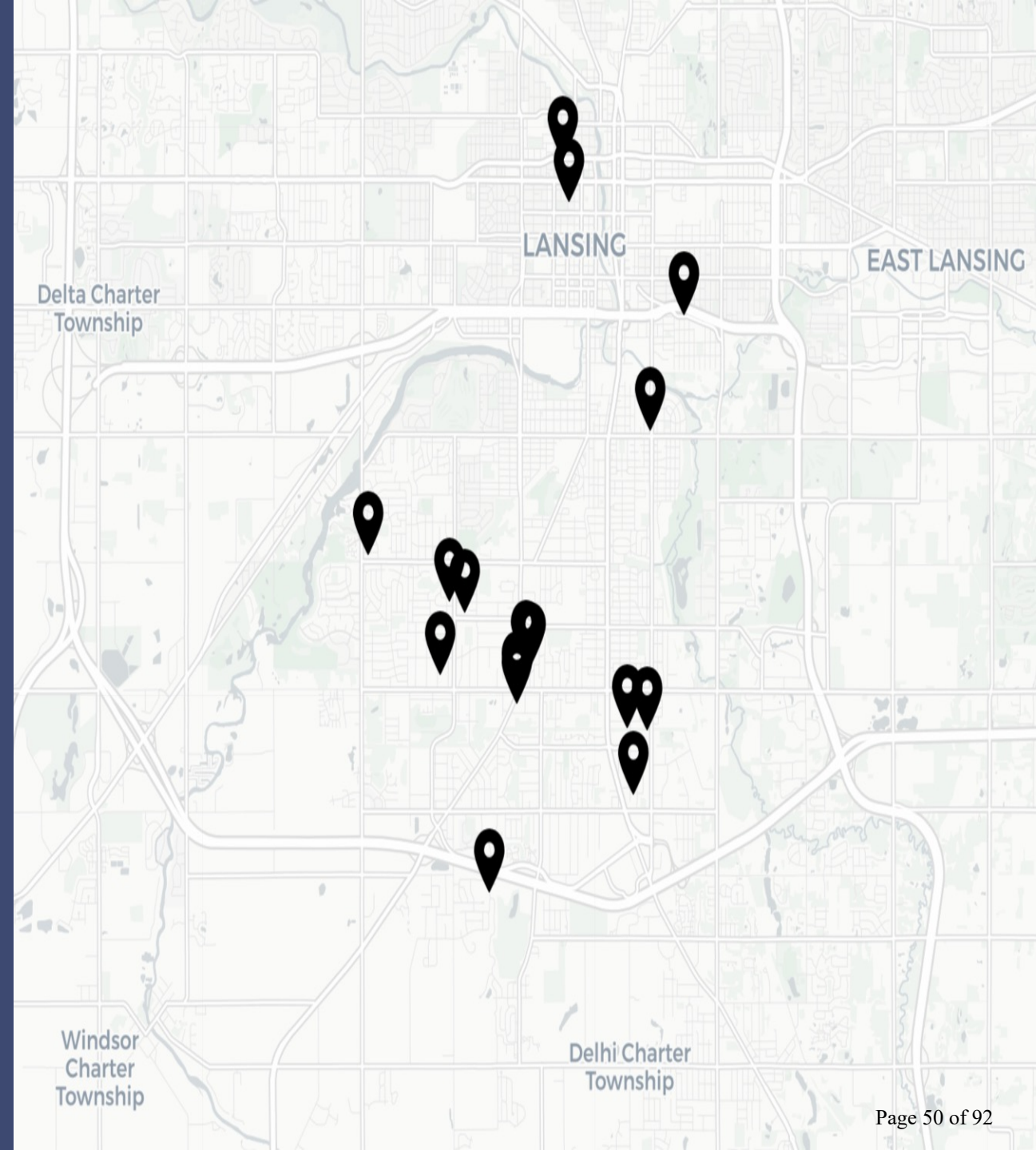
- 20 years experience in government affairs and regulatory compliance at the federal, state and local level
- Specializes in heavily regulated industries, such as healthcare, pharmaceuticals, energy (oil and gas), and marijuana
- Graduated from James Madison College at Michigan State University
- Lansing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

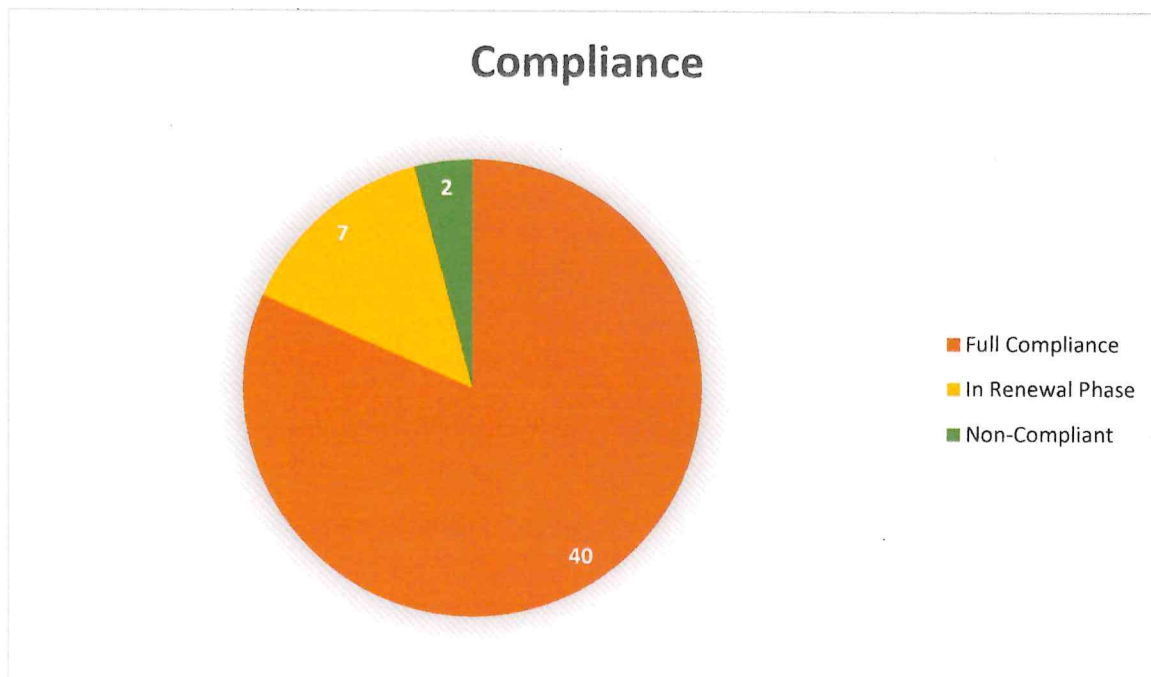
Simtob Properties in Compliance or in Partial Compliance
As of 03/15/2024

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

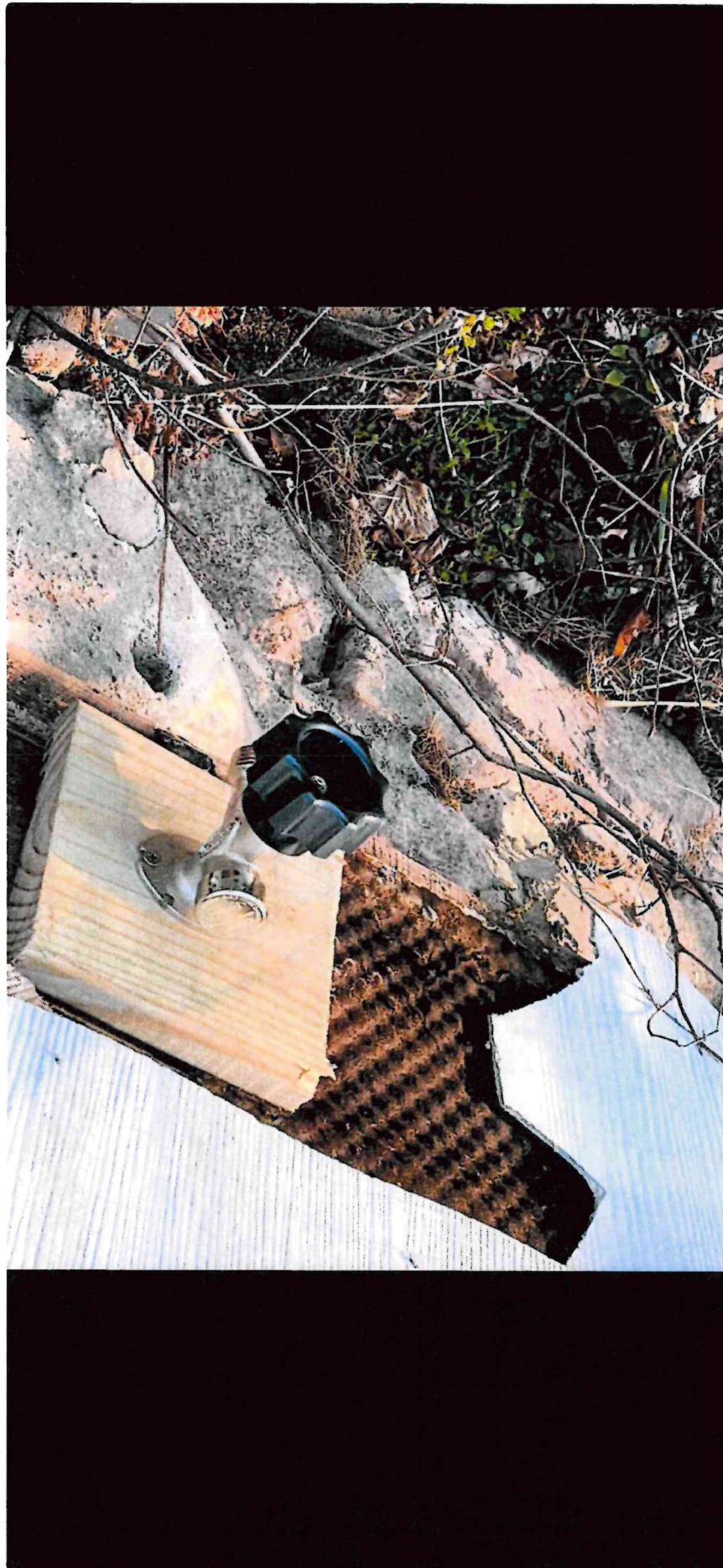
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

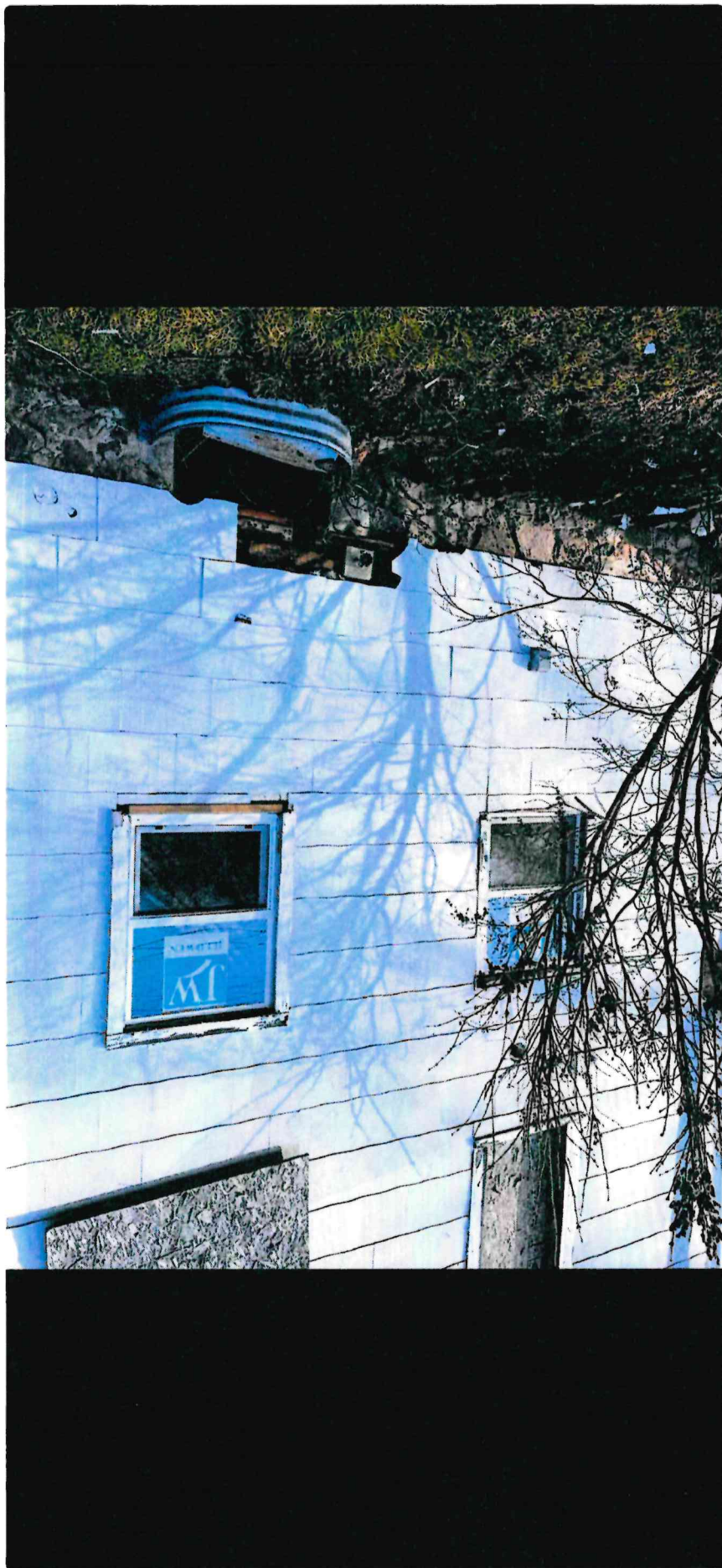


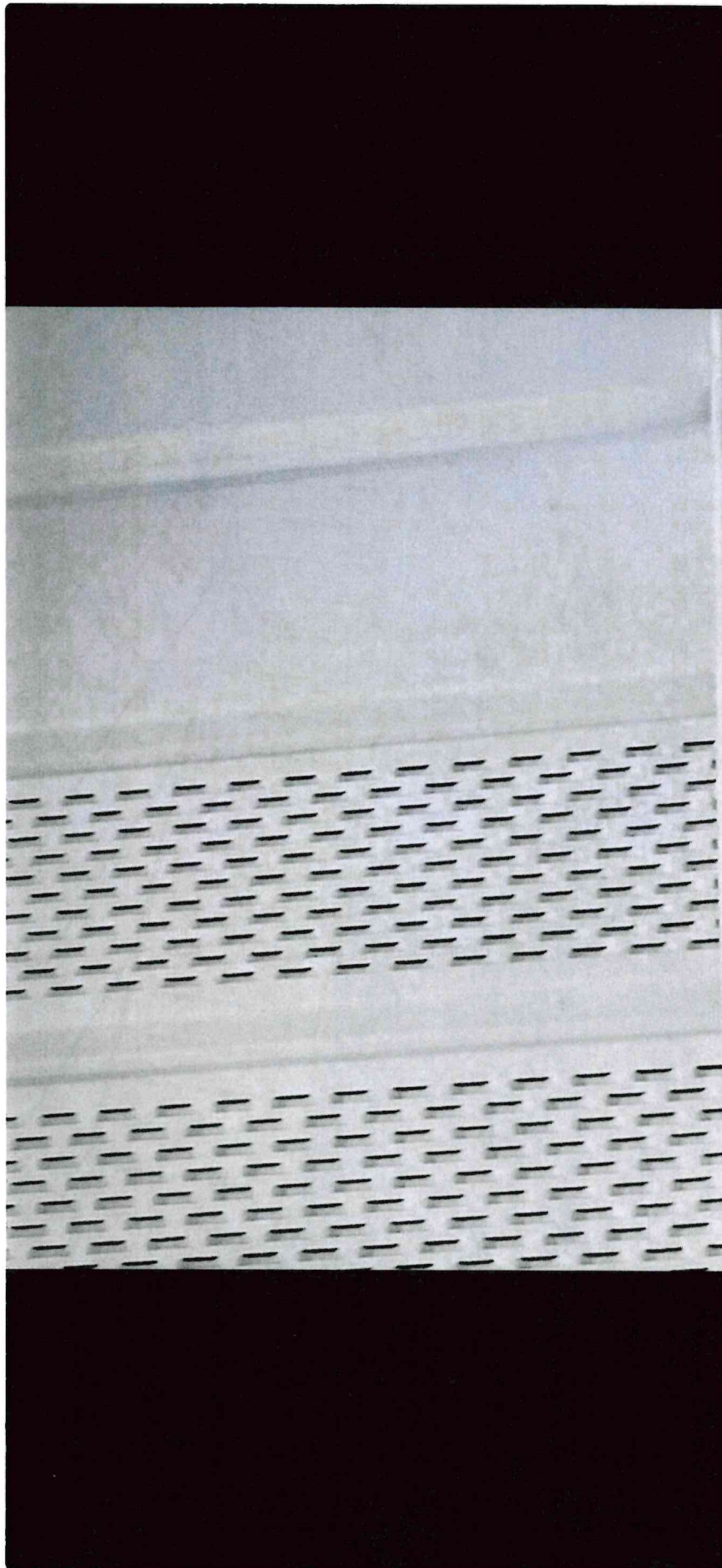
Andy Schor, Mayor

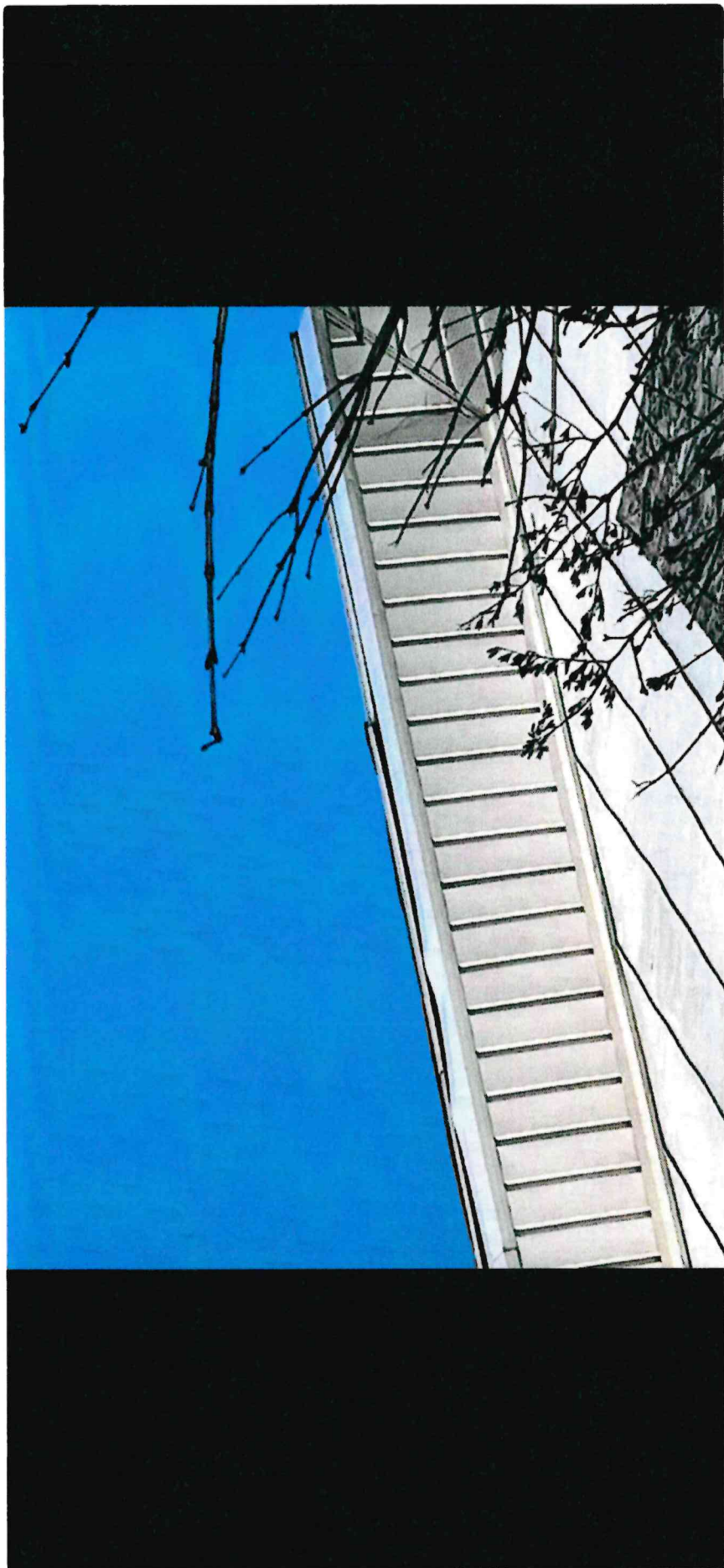
1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28, 2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the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

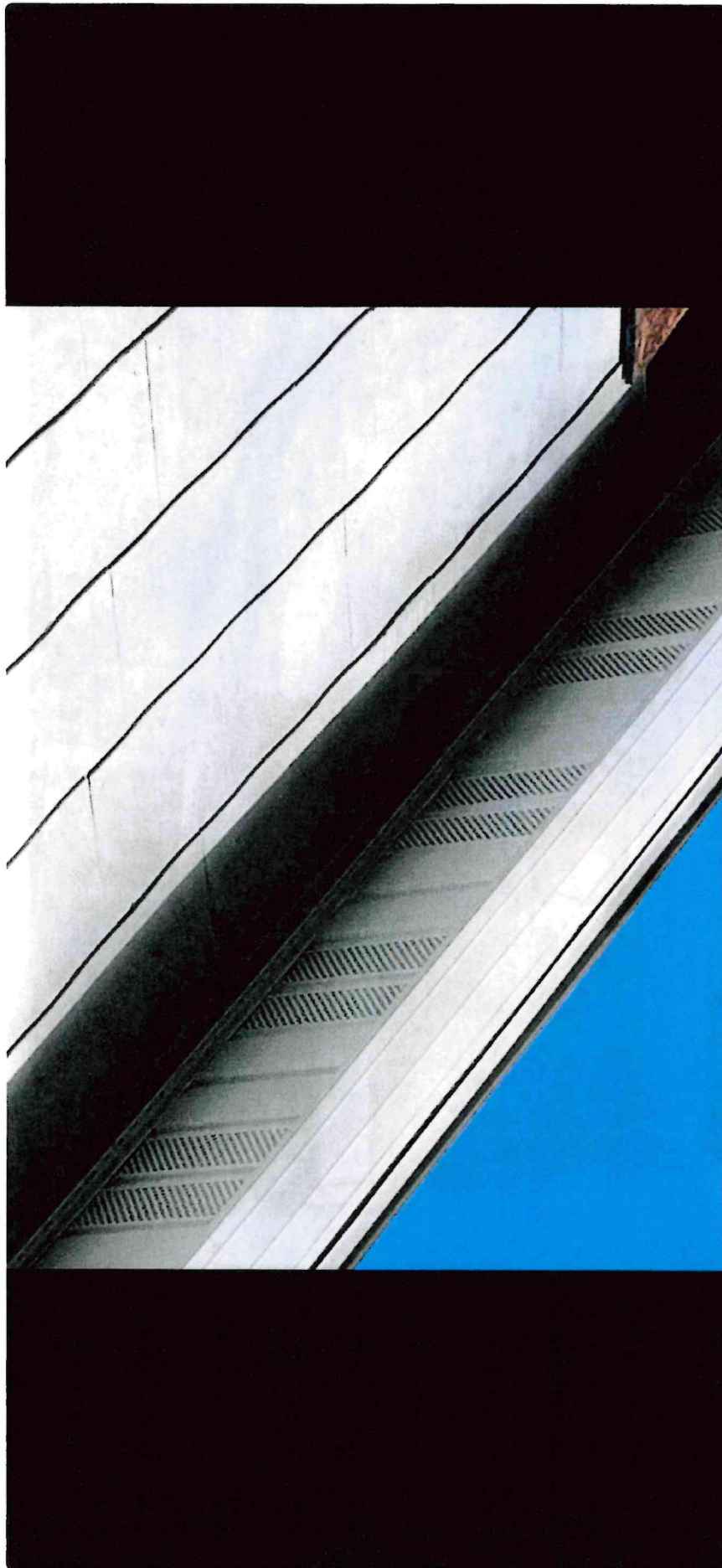
- second story later. She plans to use this space for commercial use until that can be completed, it will just be used for storage. **The property is to be heard at the March 28, 2024, meeting.**
15. **1115 Regent**-Property is at the demo board level. This property was last heard at the December 7,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





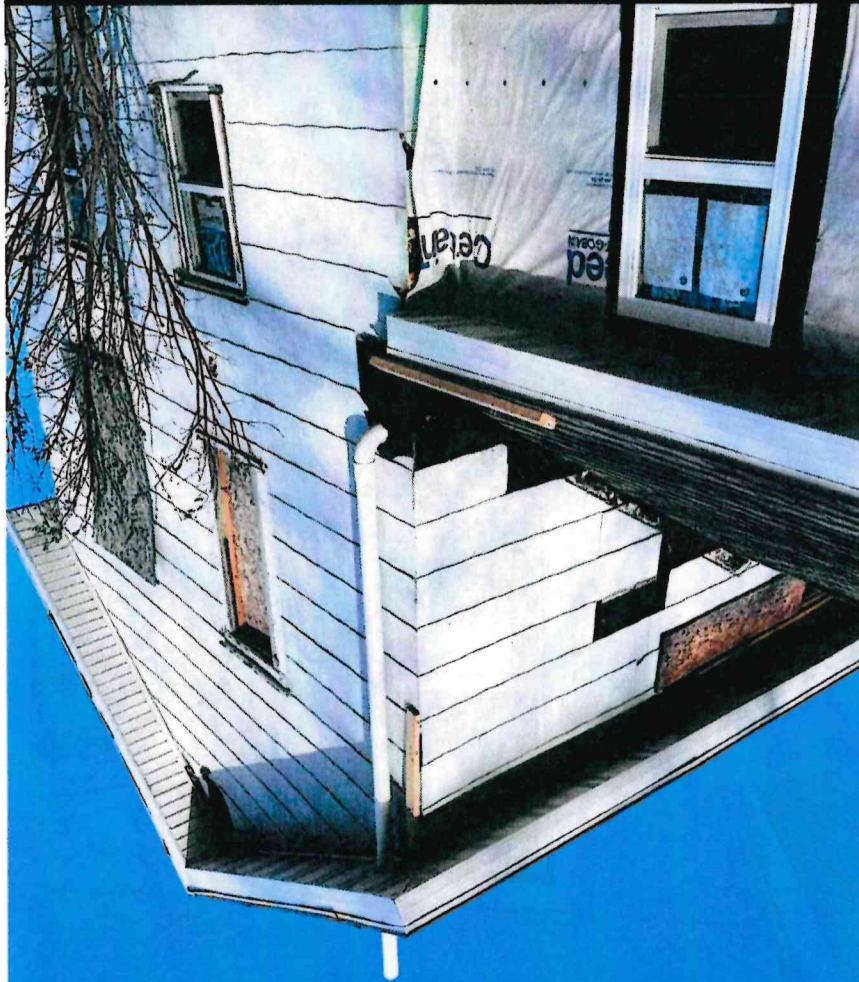




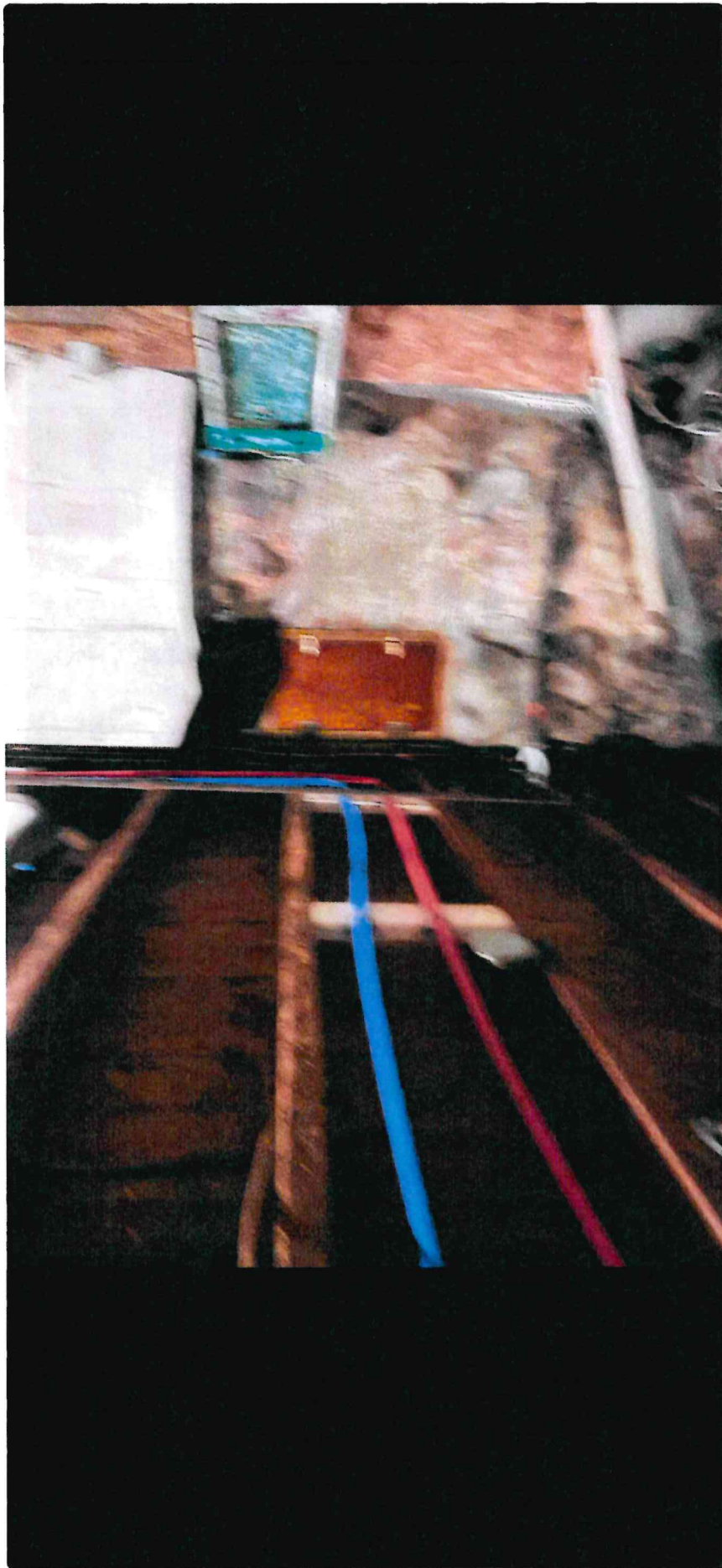




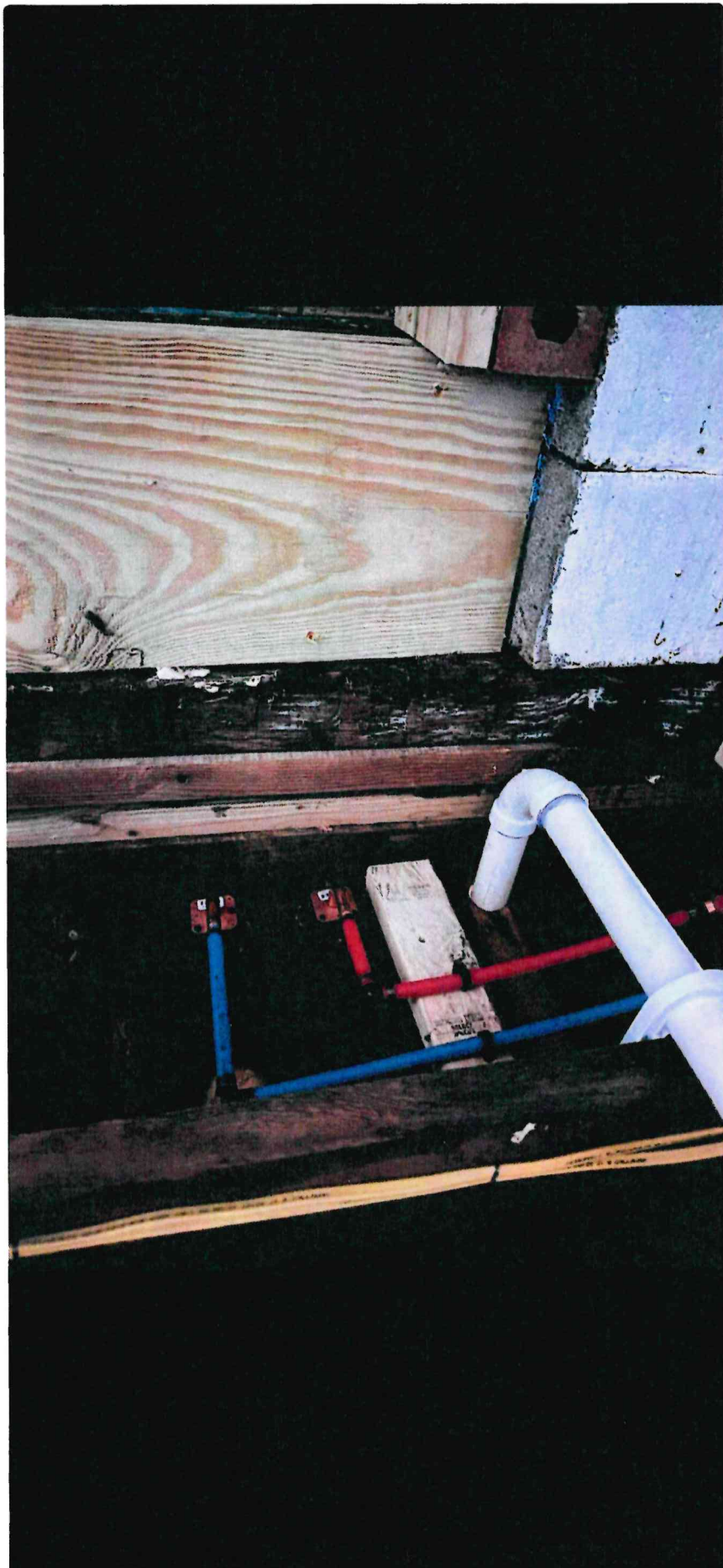












1. **3417 Stabler-** The property is at the demo board level the owner has multiple permits issued for the repairs and has been having inspections on the permits. **Tabled until March 28,2024**
2. **204 E. Cavanaugh-**Property is at the demo board level the owner has multiple permits issued for the repairs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

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 April 25, 2024. Permits are issued inspections have been completed. **Tabled until May 23, 2024.**
6. **4623 Hughes Rd.** This property was last heard April 25,2024. The current owner has decided to sell the property. **Tabled until June 27, 2024.**
7. **1212 Park View –** Property last heard April 25, 2024. Building and all trade permits have been issued and rough inspections have passed. Project is moving along. **Tabled until June 27, 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. **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.**
10. **1519 Linval St.-**Property monitored by the Public Safety Committee, heard by City Council March 11, 2024. **At Public Safety Committee.**
11. **1023 Porter St.-**Property last heard on April 25, 2024. The owners have a building permit in place framing received partial approval. Electrical Permit has been issued as of April 22,2024. **Tabled until June 27, 2024.**
12. **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 April 25,2024 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 June 27, 2024.**
13. **1115 Regent-**This property has been referred to City Council. The request was entered on 4/05/2024. **City Council hearing set for 5/13/2024.**
14. **219 E. Hazel-** The owner has multiple permits in place last heard on April 25, 2024. **Tabled until May 23, 2024.**
15. **3301 Turner-** Property monitored by the Public Safety Committee. **At Public Safety Committee.**
16. **1722 Donora-** **Demolition permit applied for 5/02/2024.**
17. **131 W. Jackson-** **Demolition permit applied for 5/02/2024.**
18. **1326 N Jenison Ave –** Ruled 60 days make safe or demolish by City Council. **To bid May 18, 2024.**
19. **619 W. Mt. Hope-** **Awarded to Bolle Contracting on 2/26/24.**
20. **5625 Kaynorth-** Owner now has his name listed as the owner of record. 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. Last heard March 28,2024. **Tabled until May 23, 2024.**

21. **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.**
22. **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.**
23. **2407 Dunlap ST-** Property was heard at the March 28, 2024, owner has all permits in place. **Tabled until the June 27, 2024.**
24. **1300 W. Maple-** Property heard at the April 25, 2024, meeting. The owner has cleaned out the home and has gotten a couple of bids from electricians. **Tabled until May 23, 2024.**
25. **122 S. Grand-** Heard on April 25, 2024. Tabled until July 25, 2024.
26. **1612 Martin-** Heard on April 25, 2024. Tabled until July 25, 2024.
27. **1616 S Cedar-** Heard on April 25, 2024. Tabled until June 27, 2024.
28. **431 S Francis-** 1st meeting set for May 23, 2024.
29. **642 Samantha-** 1st meeting set for May 23, 2024
30. **1342 N. Walnut-** 1st meeting set for May 23, 2024

Property Address	Enforcement History	Demo Board Hearing Date	Demo Board Status	Show Cause Hrg-Council	Committee MSD Date	City Council MSD Date	Demo Award Date	Demo Permit Issued	Permits Pulled - Expire Date	Comments from MSD Board
3417 Stabler	Unsafe - 06/2019	Case D2022-008	Tabled-6/27/2024						Bldg 06/24; Elec 06/24; Mech 06/24; Plum COMP 04/24; Insp Srvc COMP-Partially Apvd	Last heard 3/28 - Owner almost finished w/project per board
204 E Cavanaugh	Unsafe - 06/2022	5/25/2023	Tabled-6/27/2024						Bldg 09/24; Elec exp.4/24; Insp Plmb, Rough, Frame APRV; Final Scheduled	Last heard 5/23 - Drywall up in few wks, kitchen cabinets ordered
204 E Potter	Unsafe - 11/2017	6/22/2023	Tabled-6/27/2024						Bldg 09/24; Mech 09/24; Insp Frame - Disapproved	Last heard 5/23 - Drywall up in few wks, kitchen cabinets ordered
1723 Osband	Safety Not Complied - 02/2023	9/28/2023	Tabled-6/27/2024						Bldg 08/24; Elec 08/24; Insp Elec Partially Apvd	Last heard 3/28 - permits in place w/inspections
1232 N Washington	Unsafe - 05/2023	7/27/2023	Tabled-6/27/2024						Bldg 06/24; Elec 09/24; Plmb 09/24; Insp Final APRV	Last heard 5/23 - permits issued, insp. Completed
4623 Hughes Rd	Unsafe - 11/2020	6/22/2023	Tabled-6/27/2024						Bldg 09/03/20 Expired; Mech 10/15/15 Final (Owner selling property 02/22/24)	Last heard 4/25 - current owner selling property
1212 Park View	Unsafe - 06/2020	6/22/2023	Tabled-6/27/2024						Bldg Invcd; Mech Suspended (fee); Plmb 08/24; Insp APRV Rough Mech, Footing, Underground, Final	Last heard 4/25 - permits issued, rough insp passed, moving along
500 N Butler	Safety - 06/2023 (Send Letter)	7/27/2023	Tabled-6/27/2024						No work, owner aprvd for zoning multi-unit waiting on more funding, will know by June	Last heard 3/28 - City Life stated apvd for zoning multi-unit, attempting more funding will know by June, or sell
4918 Eastlawn Dr	Unsafe - 07/2022	6/22/2023	Tabled-6/27/2024						Bldg 7/24; APRV Elec/Mech rough, bldg frame, instalation (PART APRV) & drywall APRV	Last heard 5/23 - drywall aprvd
1023 Porter St	Unsafe - 07/2017	4/27/2023	Tabled-6/27/2024						Bldg 8/24; Elec 10/24; per EDP Insp framing-partial apvd	Last heard 4/25 - permits still active, working being done
108 S MLK Blvd	Safety Ltr- 06/2018	Case D2018-009	Tabled-6/27/2024						Bldg issued 01/2024 (Historic Darius Moon house)	Last hear 4/25 - owner sub'd plans to BSO for lower level single-family
219 E Hazel	Unsafe - 09/2021	5/25/2023	Tabled-6/27/2024						Bldg Res issued, Elec/Plmb Expired; Ins Service/Other APVD; Frame not ready; Progress Disapprpoved, Rough APVD	Last heard 5/23 - owner pulled permits
5625 Kaynorth	Unsafe - 03/2009	1/25/2024	Tabled-6/27/2024						No open permits - Per Demo Board listed owner mtg w/BSO & presented Demo Bd w/pics, looks complete	Last heard 3/28 - No change Didn't show at 5/23 mtg tabled
1044 Ontario	Safety Ltr- 03/27/24	1/25/2024	Tabled-6/27/2024						Demo Bd requested permits pulled by May meeting.	Last heard 5/23 - no change
3134 Viking Rd	Unsafe - 05/2021	Case D2022-010	Tabled-6/27/2024						Bldg Res 11/16/24; Elec Cancelled; Mech 11/16/24	Last heard 3/28 - two permits issued
2407 Dunlap St	Unsafe - 09/2021	1/25/2024	Tabled-6/27/2024						Bldg 07/24; Bldg Res, Mech & Plmb 08/24	Last heard 3/28 - owner has all permits in place
1300 W Maple	Unsafe - 11/2005	1/25/2024	Tabled-6/27/2024						No Permits pulled, per Demo Bd has bids for Elec	Last heard 5/23 - owner cleaned out home and has bids
122 S Grand	Dangerous Bldg 10/19/16	4/25/2024	Tabled-7/25/24						No permits pulled as of 5/22/24; no permits as of 6/11	Heard 4/25
1612 Martin	Unsafe - 08/2023	4/25/2024	Tabled-7/25/24						No permits pulled as of 5/22/24	Heard 4/25
1616 S Cedar St	Unsafe - 11/28/2011	4/25/2024	Tabled-6/27/24						No permits pulled as of 5/22/24; no permits as of 6/11	Heard 4/25
431 S Francis	Demo Bd 5/23/24	5/23/2024	Tabled-6/27/24						No permits as of 6/11	Heard 5/23
642 Samantha	Demo Bd 5/23/24	5/23/2024	Tabled-6/27/24						No permits as of 6/11	Heard 5/23
1342 N Walnut	Demo Bd 5/23/24	5/23/2024							No permits pulled; MSD at Demo Board Mtg 5/23 Should be going to Counci/Committee	Heard 5/23

Property Address	Enforcement History	Demo Board Hearing Date	Demo Board Status	Show Cause Hrg-Council	Committee MSD Date	City Council MSD Date	Demo Award Date	Demo Permit Issued	Permits Pulled - Expire Date	Comments from MSD Board

¹Contractor shall have thirty (30) days after the release of the purchase order issued by the City of Lansing, to complete the demolition of the structure(s) and establish a safe site. Completion date of this contract shall be thirty (30) days from the date of the Purchase Order.

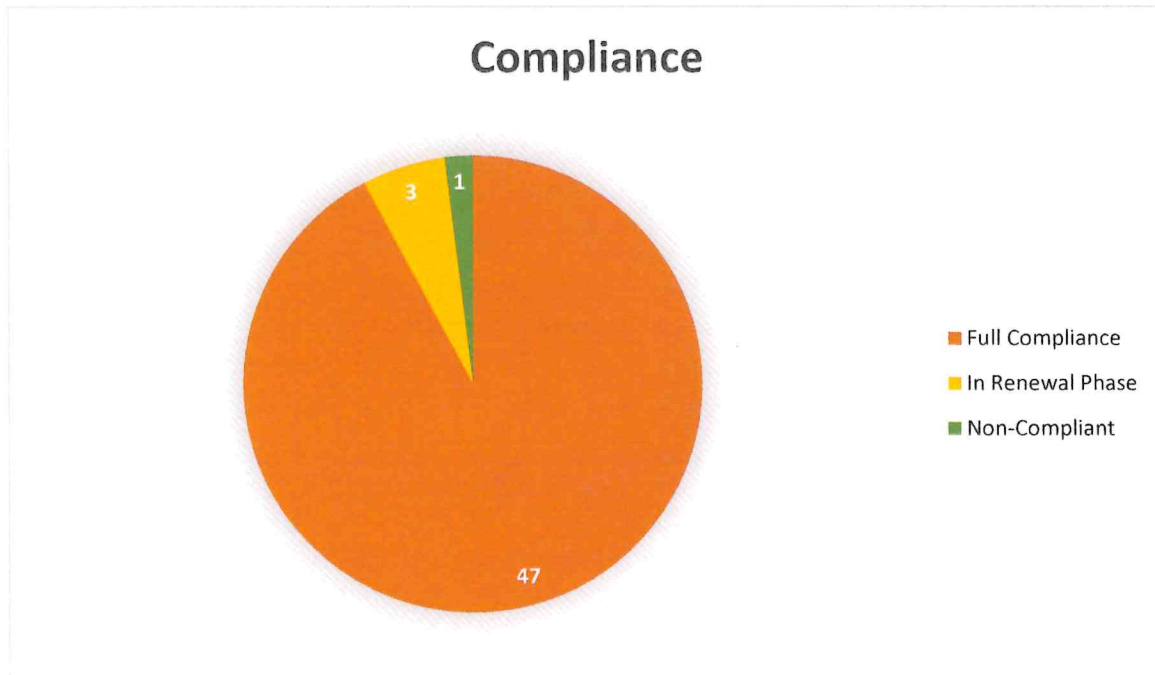
²The successful bidder shall verify and demonstrate that all utilities have been properly terminated and/or disconnected prior to commencement of demolition activities. Any and all costs associated with utility disconnections shall be included within the bid. If the successful bidder has difficulty getting utility releases from either Board of Water & Light or Consumers Energy that would prevent them from completing the scope of work within the

Simtob Properties in Compliance or in Partial Compliance
As of 07/08/2024

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. 916 W. Cavanaugh Rd. (Cavanaugh Apts.) in full compliance.
8. 927 W. Cavanaugh Rd. (Cavanaugh Apts.) in full compliance.
9. 929 W. Cavanaugh Rd. (Cavanaugh Apts.) in full compliance.
10. 2206 Risdale Ave. (Carolina Apts.) in full compliance.
11. 2216 Risdale Ave. (Carolina Apts.) in full compliance.
12. 2311 Risdale Ave. (Carolina Apts.) In full compliance.
13. 2312 Risdale Ave. (Carolina Apts.) In full compliance.
14. 2400 Risdale Ave. (Carolina Apt.) in full compliance.
15. 2401 Risdale Ave. (Carolina Apts.) In full compliance.
16. 2500 Risdale Ave. (Carolina Apts.) in full compliance.
17. 2501 Risdale Ave. (Carolina Apts.) in full compliance.
18. 2600 Risdale Ave. (Carolina Apts.) In full compliance.
19. 2601 Risdale Ave. (Carolina Apts.) in full compliance.
20. 2614 Risdale Ave. (Carolina Apts.) In full compliance.
21. 4300 Richmond St. (Carolina Apts.) In full compliance.
22. 4312 Richmond St. (Carolina Apts.) In full compliance.
23. 4315 Richmond St. (Carolina Apts.) in full compliance.
24. 4316 Pleasant Grove Rd. (Carolina Apts.) in full compliance
25. 1100 Dorchester Cir. (Vanderbilt East) in full compliance
26. 1115 Dorchester Cir. (Vanderbilt East) In full compliance.
27. 1130 Dorchester Cir. (Vanderbilt East) in full compliance.
28. 1140 Dorchester Cir. (Vanderbilt East) in full compliance.
29. 1141 Dorchester Cir. (Vanderbilt East) in full compliance.
30. 1151 Dorchester Cir. (Vanderbilt East) in full compliance.
31. 1156 Dorchester Cir. (Vanderbilt East) in full compliance.
32. 1420 S. Pennsylvania Ave. (Pennsylvania Apts.) in full compliance.
33. 1317 E. Kalamazoo St. (Pacific Apts.) in full compliance.
34. 1331 E. Kalamazoo St. (Pacific Apts.) In full compliance.
35. 1401 E. Kalamazoo St. (Pacific Apts.) In full compliance.
36. 1415 E. Kalamazoo St. (Pacific Apts.) in full compliance.
37. 1421 E. Kalamazoo St. (Pacific Apts.) in full compliance.
38. 3501 Simken Dr. (Simken Apts.) In full compliance.
39. 4612 S. MLK Blvd. (MLK Apts.) In full compliance.

Simtob Properties in Compliance or in Partial Compliance As of 07/08/2024

- 40. 4620 S. MLK Blvd. (MLK Apts.) In full compliance.
- 41. 1300 Georgetown Blvd. (Aspen Hollow) in full compliance.
- 42. 1312 Georgetown Blvd. (Aspen Hollow) in full compliance.
- 43. 1400 Georgetown Blvd. (Aspen Hollow) In full compliance.
- 44. 1408 Georgetown Blvd (Aspen Hollow) In full compliance.
- 45. 1420 Georgetown Blvd. (Aspen Hollow) In full compliance.
- 46. 2901 Mersey Lane (The Good Life Apts.) in full compliance.
- 47. 3715 Sandhurst Dr. (Hiland Apts.) in full compliance.
- 48. 914 W. Cavanaugh Rd. (Cavanaugh Apts.) renewal phase.
- 49. 1001 W. Cavanaugh Rd. (Cavanaugh Apts.) renewal phase.
- 50. 1003 W. Cavanaugh Rd. (Cavanaugh Apts.) renewal phase.
- 51. 2222 W. Holmes Rd. (Holmes Apts.) Noncompliant.



Make Safe or Demolish Properties

1. **204 E. Cavanaugh**-Property last heard May 23, 2024. **Tabled until the next hearing.**
2. **204 E Potter**-Last heard May 23, 2024. **Tabled until the next hearing.**
3. **1723 Osband**- Property last heard on March 28, 2024, permits are now in place with inspections. **Tabled until the next hearing.**
4. **1232 N. Washington**- Property last heard May 23, 2024. Permits are issued inspections have been completed. **Tabled until the next hearing.**
5. **4623 Hughes Rd.** Tax foreclosed on 5/31/24 property will be held until Ingham County Treasury either auction the property or demolish it.
6. **1212 Park View** – Property last heard on April 25, 2024. Building and all trade permits have been issued and rough inspections have passed. The project is moving along. **Tabled until the next hearing.**
7. **500 N Property** was last heard on 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 the next hearing.**
8. **4918 Eastlawn Dr.**- Property last heard May 23, 2024. **Tabled until the next hearing.**
9. **1023 Porter St.**-Property was last heard on April 25, 2024. The owners have a building permit in place framing received partial approval. Electrical Permit has been issued as of April 22, 2024. **Tabled until the next hearing.**
10. **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 April 25, 2024, 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 the next hearing.**
11. **219 E. Hazel**- Last heard May 23, 2024. **Tabled until the next hearing.**
12. **1326 N Jenison Ave** – **Awarded to MCS Excavating 6/18/2024.**
13. **619 W. Mt. Hope**- **Awarded to Bolle Contracting on 2/26/24.**
14. **5625 Kaynorth**- Last heard May 23, 2024. **Tabled until the next hearing.**
15. **1044 Ontario**-Property last heard May 23, 2024. **Make Safe or Demolish July 23, 2024.**
16. **3134 Viking Rd.**- Property last heard at the March 28, 2024, meeting owner has applied for permits. Building Permit issued 5/20/204 & Mechanical Permit issued 5/20/2024. **Tabled until the next hearing.**
17. **2407 Dunlap ST**- The property was heard on March 28, 2024, and the owner has all permits in place. **Tabled until the next hearing.**
18. **1300 W. Maple**- Property heard at the May 23, 2024, meeting. **Tabled until the next hearing.**
19. **122 S. Grand**- Heard on April 25, 2024. **Tabled until the next hearing.**
20. **1612 Martin**-Heard on April 25, 2024. **Tabled until the next hearing.**
21. **1616 S Cedar**-Heard on April 25, 2024. **Tabled until the next hearing.**
22. **431 S Francis**- Heard May 23, 2024. **Tabled until the next hearing.**
23. **642 Samantha**- Heard May 23, 2024. **Tabled until the next hearing.**
24.  **1342 N. Walnut**- Property scheduled to be heard by City Council on 7/08/2024 and Public Safety on 7/09/2024.

*Submitted
@ mfb*