

# AGENDA

## Committee on City Operations September 4, 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](mailto: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>

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Council Member Jackson, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. August 21, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION - Claim Appeal; Claim #2066, Dave Mann for \$565 in trash fees at 1123 Hapeman Street
  - C. RESOLUTION - Claim Appeal; Claim #2061, Eddie Nuno for \$565 in trash fees at 330 N. Walnut Street
  - D. RESOLUTION - Claim Appeal; Claim #2042, James Williams Jr. for \$2,375 in trash fees at 1705 N. Martin Luther King Jr. Blvd.
  - E. DISCUSSION - Budget Priorities Fiscal Year 2025/2026
  - F. RESOLUTION - Amending claims policy for Claims Review Committee members
- 6. Other**
- 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.



**MINUTES**  
**Committee on City Operations**  
**Wednesday, August 21, 2024 @ 4:00 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

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

**PRESENT**

Council Member Jackson, Chair  
Council Member Hussain, Vice-Chair  
Council Member Kost, Member

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Lisa Hagen-Lawrence, OCA  
Jeremy Werner  
Justin Sheehan  
Bill Harrison  
Tom Hickson

**MINUTES**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 7, 2024, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

No public comment at this time.

**Discussion/Action**

RESOLUTION – Liquor Application; Irish House Company, 1910 W. Saginaw Street, for SDM and Class C license, Sunday Sales (AM/PM), Dance, Entertainment, and outdoor service area  
Mr. Werner explained he thought this was already approved and looking forward to moving forward, adding they are opened 7 days a week and are a family friendly restaurant/bar with live music on the weekends. Councilmember Hussain asked law how this happened, with a ribbon cutting and already operating and thought approval was necessary to sell beer, wine and spirits. Ms. Hagen–Lawrence explained the liquor control commission did issue, so not operating outside of their scope, seems more of an issue between the city and commission.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE LIQUOR APPLICATION; IRISH HOUSE COMPANY, 1910 W. SAGINAW STREET, FOR SDM

AND CLASS C LICENSE, SUNDAY SALES (AM/PM), DANCE, ENTERTAINMENT, AND OUTDOOR SERVICE AREA. MOTION CARRIED 3-0.

**RESOLUTION – Non-Profit Recognition, Lansing Promise**

Mr. Sheehan introduced himself, he's been with the organization since 2012, have put 2,000 kids on campus in Lansing, 370 new scholars out of the class of 2024. They are beginning to work on a k-12 approach to helping kids identify themselves as successful. He finished that one concept they've built is a program 'Lansing Save'. They are doing a fundraising event/golf outing and want to hold a raffle and need this to do so.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE NON-PROFIT RECOGNITION FOR LANSING PROMISE. MOTION CARRIED 3-0.

**Other**

Mr. Harrison spoke on the recent TCO being denied, and being a resident of CDA, he lives on E. Westchester, they got nearly 100% support. Mentioning that the Public Service Dept. and the Board and mayor gave support. He noted the Scientific support and feels it should have passed. He noted the concern of enforcement, and concerns Councilmember Kost brought up was setting a precedent, feels they as an Association followed procedure and it shouldn't be a concern with between 73-100% support. Requesting a reconsideration.

Councilmember Jackson stated he's unsure of the procedure but at this time they are just hearing comments.

Mr. Hickson spoke in support of a reconsideration and he is on the Public Service Board, the study was done and supported by the board. Spoke that he sees similar issues in his neighborhood and would love to see this in his area to be polled, it is a valid tool for public safety. The board supported the decision unanimously. He mentioned the study conducted and was supported, aware it is a city wide problem and this neighborhood took action to solve. Mr. Hickson inquired about how it failed when there was only a motion to deny. Ms. Hagen-Lawrence noted based on the minutes the motion was to deny and it didn't get support, therefore was addressed in committee, so not passed to Council.

Mr. Harrison asked should they consider the issue dead until otherwise, and Councilmember Jackson confirmed.

Councilmember Kost stated he drove out before the meeting, seen two cars parked and one doing lawn maintenance. He has gone approximately 30 different times to the neighborhood and never count more than 5 cars total. His concern is the scientific data received didn't back up the need. Also, mentioning he spoke with a member on the Public Service Board and they said the proposal was rejected. Mr. Hickson indicated he had the minutes and it was approved unanimously. Councilmember Kost again stated he would support if the data was there, but it is not.

Mr. Harrison asked Ms. Richmond for the emails sent as part of the record.

**Adjourn**

Adjourned at 4:22pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Claim #2066

1123 Hapeman Street

\$565

Parcel No. 33-01-01-08-332-181

B. Incident Date (per claim application) – May 2023

C. Incident Date (per code report) – 02-08-2023

D. Taxes – Winter '23

E. Filed Claim – 01-08-2024

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 07-24-2024

H. Referred to City Council –

I. Referred to Committee on City Operations - 08-26-2024



Handwritten mark resembling a stylized 'D' or a signature.

2066

**Claims Review Committee Form**

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: DAVE MANN DATE: 11-26-23  
MAILING ADDRESS: 1123 HADEMAN ST. EMAIL: DAVE.MANN@GMAIL.COM  
CITY: LANSING STATE: MI ZIP CODE: 48915  
TELEPHONE: Home ( 517 2193255 ) Work ( N/A )

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1123 HADEMAN ST PARCEL NO. 33-01-01-08-332-181  
DATE OF INCIDENT: MAY 2023 AMOUNT YOU WERE BILLED: \$565<sup>00</sup>  
TOTAL AMOUNT YOU ARE CONTESTING: \$565<sup>00</sup>  
TYPE OF ASSESSMENT: TRASH REMOVAL

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

CITY GAVE PERMISSION TO TRESPASS MY PROPERTY  
I AM HANDICAPPED I LEFT A VOICE THAT I  
MADE ARRANGEMENT TO HAVE BOTTOM HALF OF A  
CHAIR REMOVED FROM MY DRIVEWAY THEY CAME &  
TOOK IT ANYWAY. 2 WEEKS BEFORE THIS I  
PAID \$33<sup>00</sup> FOR THE CITY TO REMOVE A LARGE  
T.V. & A 10x10 CARPET. THEN THEY CHARGE  
ME \$565<sup>00</sup> THAT'S A 500% INCREASE, I HOPE  
COMMON SENCE WILL PREVAIL!

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

THIS IS MY WRITTEN APPEAL  
OF THE DECISION OF THE  
CLAIMS REVIEW COMMITTEE  
TOO THE LANSING CITY COUNCIL  
FOR THE TRASH VIOLATION  
AT 1123 ~~WILSON~~ HADEMAN ST,  
LANS. MI.

DAVE MANN  
DM



# City of Lansing

OFFICE OF THE CITY ATTORNEY

**Gregory S. Venker, Interim City Attorney**

July 24, 2024

Dave Mann  
1123 Hapeman Street  
Lansing, MI 48915

Re: Claim – 1123 Hapeman Street

Dear Mr. Mann:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 1123 Hapeman Street, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2066

Michigan Department of Treasury  
2388 (Rev. 2-04)**Homeowner's Principal Residence Exemption Affidavit**

Issued under authority of P.A. 105 of 2003.

An affidavit filed by an owner for a principal residence exemption rescinds all previous exemptions filed by that owner. This form must be filed with the assessor for the city or township where the property is located.

Print or type in blue or black ink. Use a separate form for each property number.

|                                                                     |                                                                                                                                     |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Information</b>                                         |                                                                                                                                     |
| 1. Property Tax Identification Number<br><b>33-01-01-08-332-181</b> | 2. ZIP Code<br><b>48915</b>                                                                                                         |
| 3. Street Address of Property<br><b>1123 HAPEMAN ST</b>             | 4. Name of Township or City<br><input type="checkbox"/> Township<br><input checked="" type="checkbox"/> City <b>CITY OF LANSING</b> |
| 5. County<br><b>INGHAM COUNTY</b>                                   |                                                                                                                                     |

6. Date the property in line 1, above, became your principal residence ..... 6. 10 15 13  
Month Day Year  
The property in line 1 above is my:  
6a. ☐ Principal residence  
6b. ☐ Residential vacant contiguous or adjacent lot

|                                                                      |                                       |
|----------------------------------------------------------------------|---------------------------------------|
| 7. Name of Owner (First, Middle, Last)<br><b>Angel Marie Mann</b>    | 8. Owner's Social Security Number     |
| 9. Name of Co-Owner (First, Middle, Last)<br><b>David Lewis Mann</b> | 10. Co-Owner's Social Security Number |

11. Property owner's daytime telephone number ..... 11. **517 348 0081**

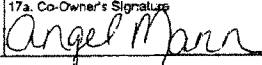
12. If this parcel has more than one home on it, or if you own and live in one unit of a multiple-unit dwelling (or a multi-purpose property) give the percentage of the entire property that your unit (your principal residence) occupies. Your exemption will be based on this percentage ..... 12. 100 %

13. Have you claimed a principal residence exemption for another Michigan principal residence? ..... 13. ☐ Yes ☒ No

14. If yes, have you rescinded that principal residence exemption? ..... 14. ☐ Yes ☒ No

15. Do you or your spouse claim an exemption, credit or deduction on property located in another state? ..... 15. ☐ Yes ☒ No

16. Have you or your spouse filed a tax return as a resident of another state? ..... 16. ☐ Yes ☒ No

|                                                                                                                                |                         |                                                                                                                   |                         |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Certification</b>                                                                                                           |                         |                                                                                                                   |                         |
| I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge. |                         |                                                                                                                   |                         |
| 17. Owner's Signature<br>                   | Date<br><b>11-22-13</b> | 17a. Co-Owner's Signature<br> | Date<br><b>11-22-13</b> |
| 17b. Mailing Address, if Different than Property Address Above                                                                 |                         |                                                                                                                   |                         |
| 18. Closing Agent or Preparer's Name and Mailing Address                                                                       |                         |                                                                                                                   |                         |
| <b>RECEIVED</b><br><b>NOV 22 2013</b><br><b>ASSESSORS OFFICE</b>                                                               |                         |                                                                                                                   |                         |

|                                                                                  |              |
|----------------------------------------------------------------------------------|--------------|
| <b>Local Government Use Only - Do Not Write Below This Line</b>                  |              |
| 19. Was an exemption in place prior to this affidavit being filed? .....         | 19. _____    |
| 20. What is the first year this exemption will be posted to the tax rolls? ..... | 20. _____    |
| 21. Indicate property classification .....                                       | 21. <b>R</b> |

DL. OK

[www.michigan.gov/treasury](http://www.michigan.gov/treasury)



8 1 5 2 0 7 1  
Tx:4090430

3/14/2014 4:20:00 PM

2014-008712  
CURTIS HERTEL JR  
INGHAM COUNTY MICHIGAN  
REGISTER OF DEEDS  
RECORDED ON:  
03/17/2014 09:59 AM  
PAGES: 3

INGHAM COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES  
held by the state or any individual against the within description, and  
all TAXES on same are paid for five years previous to the date of this  
instrument as appears by the records of this office except as stated.

3/14/14  
Eric Schertzberg, Ingham County Treasurer  
Sec. 138, Act 206, 1893 as amended

2013 NOT EXAMINED

THE SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE



Curtis Hertel Jr.  
Ingham County Register of Deeds

THIS PAGE IS ADDED TO ALLOW ADEQUATE ROOM FOR RECORDING INFORMATION

PLEASE DO NOT REMOVE

*Handwritten signature*



# GREATER LANSING BOARD OF REALTORS® LAND CONTRACT



THIS CONTRACT is made October 15, 2013 between  
 SELLER Thomas R Haas, Jr. (a married man), whose address is  
1491 Franklin St, Haslett, Michigan 48840 and BUYER'S  
DAVID LEWIS MANN and Angel Marie Mann, whose address is  
3420 W. Saginaw St, Lansing, MI 48917

1. SELLER sells to Buyer the land and any improvements ("PROPERTY") located in the City/Township of LANSING  
 County of Ingham, State of Michigan, legally described as:

Lot 34 Westmore Park Sub

Further identified as permanent ID parcel # 33-01-01-08-332  
181

PROPERTY address:

1123 Hape M40, LANSING, MI 48915

2. BUYER buys the PROPERTY and agrees to pay SELLER the purchase price of Fifty Five Thousand and 00/100  
 Dollars (\$ 55,000.00). SELLER has received BUYER'S downpayment of Five Thousand and 00/100  
 Dollars (\$ 5,000.00). BUYER agrees to pay the balance in monthly payments of Four Hundred Forty Nine and 75/100  
 Dollars (\$ 449.95), or more at BUYER'S discretion, beginning on the 16th day of November, 2013  
 and continuing on the same day of each month until October 16, 2033 when the entire balance of principal and accrued  
 interest must be paid in full. Interest will accrue on the unpaid principal balance at the annual rate of Nine percent (9%).  
 Each payment shall be applied first to interest, then to principal. SELLER may collect a late charge not to exceed five percent (5%) of each  
 payment not received by the due date. No late charge will be collected on any balloon payment.

3. BUYER will not commit or allow any other person to commit any unlawful acts, on, or waste or damage to the PROPERTY. BUYER  
 will not add to, remove from, or change the PROPERTY without the written consent of SELLER, except when required by governmental authority.  
 BUYER will provide liability insurance, and fire and extended coverage insurance on the PROPERTY. The fire and extended coverage insur-  
 ance will be for at least the amount of the Contract balance. All insurance will list SELLER and any parties named by SELLER as additional  
 insureds. Copies of all policies will be given to SELLER at closing and at each policy renewal. In case of loss, the insurance will be used to  
 repair or rebuild, if adequate. If not adequate and if BUYER does not add sufficient additional funds, the insurance will be paid to SELLER  
 and credited on this Contract to the extent of the Contract balance. Any excess insurance will belong to BUYER.

4a. BUYER will notify the local assessor to transfer the PROPERTY to BUYER's name for property tax purposes and agrees to pay, prior  
 to the imposition of any interest or penalty, all taxes and assessments which become a lien on the PROPERTY after the date of this Contract.  
 BUYER will furnish SELLER with proof of payment. Any special assessment may be paid in installments if permitted by the taxing authority.

4b. (Agreed to only if Paragraph 4a is deleted.) BUYER will pay SELLER each month, in addition to the monthly payment, 1/12 the annual  
 cost of all taxes, assessments, insurance premiums and/or association fees, which is estimated to be \$ 170.00. As long as BUYER  
 is not in default, SELLER will pay all taxes, assessments, insurance premiums and/or association fees for which payments are collected. The  
 amount of the estimated monthly payment may be adjusted from time to time to produce the approximate sum required annually for taxes,  
 assessments, insurance premiums and/or association fees. This adjustment will be made on the request of either party. Any deficiencies will  
 be paid by BUYER within ten (10) days of SELLER's written request.

1) Add Back: BUYER's payments will be credited as received by SELLER on the principal balance of this Contract. The cost of all  
 taxes, assessments, insurance premiums and/or association fees will be added to the principal balance of this Contract when  
 paid by SELLER.

2) Escrow: (Agreed to only if Subparagraph 1 is deleted.) Payments received from BUYER will be held by SELLER for the benefit  
 of BUYER. Any interest earned will belong to SELLER. SELLER has received BUYER's initial deposit of \$ 5,000.00.  
 All amounts paid for taxes, assessments, insurance premiums and/or association fees will be deducted from this account.

5. SELLER may pay any taxes, assessments, association fees, insurance premiums or other payments required by this Contract if BUYER  
 is in default. Any amounts paid, including interest and penalty, will be due at once, and may be added to the principal balance of this Contract.

6. SELLER's interest in this Contract may be transferred without Buyer's consent. SELLER may mortgage the PROPERTY at any time,  
 but the outstanding balances of all mortgages on the PROPERTY and the total monthly payments of principal and interest required cannot,  
 in total, exceed the Contract balance or the monthly payments required on this Contract. All SELLER's mortgage(s) will be superior to BUYER's  
 rights to the PROPERTY under this Contract, and BUYER understands that BUYER can be required to sign a subordination agreement if  
 requested by SELLER's mortgage lender. BUYER acknowledges receiving copies of any underlying land contracts, all existing mortgages and  
 all related papers. SELLER will give BUYER copies of all new mortgages and all related papers when any new mortgage is entered into. If any  
 mortgage or underlying land contract covering the PROPERTY goes into default, BUYER may pay any amount needed to bring the mortgage  
 or land contract current and apply the payment to the monthly payments required under Paragraph 2 above or against the Contract balance.

7. When the principal balance owed on this Contract is paid down to the total balance owed on any mortgage(s) and underlying land  
 contract, either BUYER or SELLER may terminate this Contract if the indebtedness can lawfully be assumed by BUYER. SELLER will deliver  
 a warranty deed or assignment to BUYER as appropriate, and BUYER will assume and agree to pay the mortgage(s) and/or underlying land  
 contract. The party requesting the termination will pay any assumption fee required.

8. BUYER has received and accepts a commitment for an owner's policy of title insurance with standard exceptions dated  
as evidenced by deed. Title Insurance Company  
 commitment no. \_\_\_\_\_, and evidence that the premium for the policy has been paid.

9. SELLER will give BUYER or any other party designated by BUYER a warranty deed for the PROPERTY when this Contract is paid  
 in full or on BUYER's assumption of mortgage(s), as described in Paragraph 7. SELLER's warranty will be subject to easements, restrictions  
 and rights existing on the date of the Contract and any defects created after the date of this Contract, unless created by SELLER, and to  
 any mortgage that BUYER is to assume.

10. If BUYER defaults in making any required payment or is otherwise in default of this Contract, SELLER may give written notice of  
 forfeiture of this Contract in the manner required by law. If BUYER's default is not cured within the time period permitted by law, the PROPER-  
 TY will be forfeited to SELLER and all payments made on this Contract will be kept by SELLER as stipulated damages. All persons in posses-  
 sion may be removed by SELLER in any manner permitted by law.

11. SELLER may pursue any legal or equitable remedies against BUYER in the case of default, and is not limited by Paragraph 10 above.  
 SELLER also has the right to declare the entire Contract balance of principal and interest immediately due and payable after any default of BUYER.

12. If the balance of any mortgage or underlying land contract on the PROPERTY becomes due and payable by use of a due-on-sale clause or because of any act or failure to act by the BUYER, the entire balance of this Contract will also become immediately due and payable.

13. SELLER understands that consummation of the sale or transfer of the PROPERTY described in this Contract will not relieve SELLER of any liability that SELLER may have under the mortgage(s) or other indebtedness to which the PROPERTY is subject, unless otherwise agreed to by the lender or required by law or regulation.

14. This is a due-on-sale Contract. If BUYER sells or transfers any interest in this Contract or in the PROPERTY, the entire balance of this Contract will immediately become due and payable.

15. Any notices to be given under this Contract to either party are conclusively presumed to be served upon that party when sent by certified mail to that party at the address given above or any later address of that party for which the other party has been given written notice.

16. BUYER's possession of the PROPERTY will begin immediately, and BUYER's occupancy will begin on 10/16/2013 subject to the rights of any present tenants or lawful occupants.

17. BUYER will comply with all laws, governmental standards and regulations applicable to the PROPERTY including those pertaining to occupational health and safety and Hazardous Materials. BUYER will promptly notify SELLER of receipt of any notice of a violation of any such law, standard or regulation.

In the event this Land Contract is forfeited or SELLER otherwise obtains possession of the PROPERTY because of BUYER's default, BUYER will deliver the PROPERTY free of any and all Hazardous Materials so that the condition of the PROPERTY will conform with all environmental laws.

BUYER will indemnify and hold SELLER harmless from and against any and all claims, losses, liabilities, suits, fines and costs caused by BUYER's breach of Paragraph 17 of this Contract.

18. IT IS EXPRESSLY AGREED THAT TIME IS OF THE VERY ESSENCE OF THIS CONTRACT.

#### ADDITIONAL PROVISIONS:

To show their agreement, BUYER and SELLER have both signed this Contract as of the date given at the beginning of the Contract.

SELLER:

Drafted by Thomas R. Haas Jr.  
1491 Franklin St.  
Hastle H. MI 48840

BUYER:

Thomas R. Haas Jr.  
THOMAS R. HAAS JR.  
DAVID MANN  
DAVID MANN  
Angel Mann  
Angel Mann

STATE OF MICHIGAN

COUNTY OF Ingham

SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2013 by DAVID MANN AND ANGEL MANN, as Buyer.

Sworn to (or affirmed) and subscribed before me this 15 day of OCT, 2013, by DAVID MANN  
Angel Mann  
Mary F. Rutkowski Notary Public  
My Commission Exp. February 19, 2019

Mary F. Rutkowski  
Mary F. Rutkowski Notary Public  
Ingham County, Michigan  
My Commission Expires: 2/19/19

STATE OF MICHIGAN

COUNTY OF Ingham

SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2013 by THOMAS R. HAAS JR., as Seller.

STATE OF MICHIGAN  
COUNTY OF INGHAM

Sworn to (or affirmed) and subscribed before me this 15 day of OCT, 2013, by Thomas Haas Jr.  
Mary F. Rutkowski  
Mary F. Rutkowski Notary Public  
My Commission Exp. February 19, 2019

Mary F. Rutkowski  
Mary F. Rutkowski Notary Public  
Ingham County, Michigan  
My Commission Expires: 2/19/19

RECORDING. Recording this Contract with the Register of Deeds may provide legal protection to one or both parties. The parties are advised to consult their attorneys regarding the advisability of recording this Contract.

DISCLAIMER: This form is provided as a service of the Greater Lansing Board of REALTORS®. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Board of REALTORS® is not responsible for the use or misuse of the form, for

RECEIVED MAY 31 2024

DATE: 5/31/2024

PPN: 33 01 01 08 332 181

DATE SUBMITTED: 1/08/2024

ADDRESS OF VIOLATION: 1123 HAPEMAN ST.

LISTED TAXPAYER OF RECORD: MANN DAVID

OTHER TAXPAYER OF RECORD: MANN, ANGEL

CLAIMANT: MANN, DAVID

CLAIMANT'S ADDRESS: 1123 HAPEMAN ST.

**TYPE OF ACTIONS CONTESTED:**

VIOLATION DATE: TRASH VIOLATION

NOTIFICATION DATE: 2/08/2023

2<sup>ND</sup> NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT: \$565.00

CONTRACTOR NAME - INVOICE NO. - DATE:

TRUMBLE 23-T008 3/02/2023

AMOUNT OF CLAIM: \$565.00

**ADDITIONAL ACTIONS CONTESTED:**

VIOLATION DATE:

NOTIFICATION DATE:

2<sup>ND</sup> NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

MEMO DATE – INVOICE NO.:

**HISTORY:**

|                 |                 |
|-----------------|-----------------|
| TRASH VIOLATION | GRASS VIOLATION |
| 2/08/2023       | 5/17/2023       |

**CITATIONS IN PREVIOUS YEAR:**

TRASH VIOLATION  
3/30/2022

CLAIMANT'S CIRCUMSTANCES:

**See Attached**

**CODE OFFICER'S NOTES:**

This property was cited on 5/17/2023 for violations in the driveway and between the sidewalk & curb. The officer rechecked the property on 2/17/2023 as noted in the recheck photos the violations remained; they were then submitted to the trash contractor to abate. The contractor arrived on 3/02/2023 the violations between the sidewalk and curb were removed however the furniture in the driveway was still present. This office recommends denial of the claim.



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

MANN DAVID & ANGEL  
1123 HAPEMAN  
LANSING, MI 48915

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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.

Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

HAAS THOMAS R JR  
1491 FRANKLIN ST  
HASLETT, MI 48840-8402

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
1123 HAPEMAN ST  
LANSING, MI 48915

Violation Date: 02/08/2023  
Violation Location: 1123 HAPEMAN ST  
Parcel No: 33-01-01-08-332-181  
Compliance Due Date: February 15, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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.

Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)



## Economic Development & Planning Code Enforcement Office

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

### Trash Authorization Form – West Side

Submitted to: Matt Trumble on 02/17/2023

**TAXPAYER: MANN DAVID & ANGEL, 1123 HAPEMAN LANSING, MI 48915**

**Location of Work:**

**Enf Num: E23-01185**

**Address: 1123 HAPEMAN ST**

**Lot No:**

**Description:**

**Parcel No: 33-01-01-08-332-181**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Paper/Glass/Plastic/Metal/Cardboard debris**

**Violation: Deteriorated furniture**

**Violation: Deteriorated electronic equipment**

**Violation: Indoor type furniture in the outdoors**

**Violation: Carpeting/Carpet Padding debris**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 1**

**Authorized Cubic Yards: 2**

**Warning Comment:**

**furniture in drive**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance



Andy Schor, Mayor

## CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00219502

Date: 03/10/2023

Record: E23-01185

MANN DAVID & ANGEL

1123 HAPE MAN

LANSING, MI 48915

### TOTAL AMOUNT DUE

**\$565.00**

| Item Category           | Item Description          | Amount Due      |
|-------------------------|---------------------------|-----------------|
| Code Compliance         | Trash - Admin Fee         | \$265.00        |
| Code Compliance         | Trash - Contractor Charge | \$300.00        |
| <b>Total Amount Due</b> |                           | <b>\$565.00</b> |

# Trumble Trucking & Excavating, Inc

DATE: March 4, 2023

INVOICE # 2073

**SERVICE ADDRESS:**

1123 hapeman st  
3301-01-08-332-181

BILL TO: Economic Develop & Planning  
Enforcement Office  
316 N Capital, Ste. C-1  
Lansing, Mi 48933-1238  
Phone

| DESCRIPTION                                | AMOUNT   |
|--------------------------------------------|----------|
| 1 hour 3 yards                             | \$300.00 |
| Compactable in excess of 3 yards \$30x     | N/A      |
| Non-compactable in excess of 3 yards \$32x | N/A      |
| Applicances w/freon \$75 each x            | N/A      |
| Tires up to 32 inches \$25 each x          | N/A      |
| Tires over 32 inches \$60 each x           | N/A      |
| 17 yard trailer 2 man crew                 |          |
| jeremy Bliesener 3/2/23                    |          |

Make all checks payable to Trumble Trucking & Excavating, Inc.  
If you have any questions concerning this invoice, please contact  
Matt Trumble at 517.213.9500

**THANK YOU FOR YOUR BUSINESS!**

**TOTAL \$300.00**















**1123 HAPEMAN ST** LANSING, MI 48915 (Property Address)

Parcel Number: 33-01-01-08-332-181



**Customer Name:** MANN DAVID & ANGEL

**Summary Information**

> Residential Building Summary

- Year Built: 1940
- Full Baths: 1
- Sq. Feet: 720
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.075

> Assessed Value: \$32,300 | Taxable Value: \$23,403

> Property Tax information found

> 15 Building Department records found

Item 1 of 5

[3 Images / 2 Sketches](#)

## Important Message

[Click Here to Make An Online Payment](#)

### Owner and Taxpayer Information

**Owner**

MANN DAVID & ANGEL  
1123 HAPEMAN  
LANSING, MI 48915

**Taxpayer**

HAAS THOMAS R JR  
1491 FRANKLIN ST  
HASLETT, MI 48840-8402

### Legal Description

LOT 34 WESTMORE PARK SUB

### Other Information

### Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

8/27/2024

[Recalculate](#)

### Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

| Year | Season | Total Amount | Total Paid | Last Paid  | Total Due       |                              |
|------|--------|--------------|------------|------------|-----------------|------------------------------|
| 2024 | Summer | \$1,223.05   | \$1,223.05 | 08/08/2024 | \$0.00          |                              |
| 2023 | Winter | \$924.08     | \$342.13   | 12/29/2023 | <b>\$581.95</b> | <b>** Read Note(s) Above</b> |

#### General Information for 2023 Winter Taxes

|                          |                            |                            |           |
|--------------------------|----------------------------|----------------------------|-----------|
| <b>School District</b>   | 33020                      | <b>PRE/MBT</b>             | 100.0000% |
| <b>Taxable Value</b>     | \$22,289                   |                            |           |
| <b>Property Class</b>    | 401 - RESIDENTIAL-IMPROVED | <b>Assessed Value</b>      | \$29,100  |
| <b>Tax Bill Number</b>   | No Data to Display         | <b>Last Receipt Number</b> | 00001393  |
| <b>Last Payment Date</b> | 12/29/2023                 | <b>Number of Payments</b>  | 1         |
| <b>Base Tax</b>          | \$904.96                   | <b>Base Paid</b>           | \$339.96  |
| <b>Admin Fees</b>        | \$2.17                     | <b>Admin Fees Paid</b>     | \$2.17    |
| <b>Interest Fees</b>     | \$16.95                    | <b>Interest Fees Paid</b>  | \$0.00    |
|                          |                            | <b>total Paid</b>          | \$342.13  |

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

### Tax Bill Breakdown for 2023 Winter

| Taxing Authority | Millage Rate    | Amount          | Amount Paid     |
|------------------|-----------------|-----------------|-----------------|
| INGHAM COUNTY    | 4.530800        | \$100.98        | \$100.98        |
| AIRPORT AUTH.    | 0.699000        | \$15.58         | \$15.58         |
| CATA             | 2.989500        | \$66.63         | \$66.63         |
| CADL-LIBRARY     | 1.560000        | \$34.77         | \$34.77         |
| RCYCL/YARD       | 0.000000        | \$122.00        | \$122.00        |
| Code Trash - Ad  | 0.000000        | \$265.00        | \$0.00          |
| TRASH-CONT       | 0.000000        | \$300.00        | \$0.00          |
| Admin Fees       |                 | \$2.17          | \$2.17          |
| Interest Fees    |                 | \$16.95         | \$0.00          |
|                  | <b>9.779300</b> | <b>\$924.08</b> | <b>\$342.13</b> |

[Click here for a printer friendly version of Winter 2023 Tax information](#)

|      |        |            |            |            |        |  |
|------|--------|------------|------------|------------|--------|--|
| 2023 | Summer | \$1,164.83 | \$1,164.83 | 08/28/2023 | \$0.00 |  |
| 2022 | Winter | \$328.64   | \$328.64   | 12/30/2022 | \$0.00 |  |
| 2022 | Summer | \$1,034.35 | \$1,034.35 | 09/01/2022 | \$0.00 |  |
| 2021 | Winter | \$339.01   | \$339.01   | 01/04/2022 | \$0.00 |  |
| 2021 | Summer | \$995.93   | \$995.93   | 09/01/2021 | \$0.00 |  |
| 2020 | Winter | \$332.55   | \$332.55   | 01/04/2021 | \$0.00 |  |
| 2020 | Summer | \$993.58   | \$993.58   | 08/31/2020 | \$0.00 |  |
| 2019 | Winter | \$306.97   | \$306.97   | 02/13/2020 | \$0.00 |  |

Load More Years

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Claim #2061

330 N. Walnut Street

\$565

Parcel No. 33-01-01-16-176-002

B. Incident Date (per claim application) – 11-28-2023

C. Incident Date (per code report) – 11-03-2023

D. Taxes – Summer '24

E. Filed Claim – 12-27-2023

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 07-29-2024

H. Referred to City Council –

I. Referred to Committee on City Operations - 08-26-2024



2061

## Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Eddie Munio DATE: 12-22-23  
MAILING ADDRESS: 2710 Harrenganset Dr. EMAIL: \_\_\_\_\_  
CITY: Lansing STATE: MI ZIP CODE: 48910  
TELEPHONE: Home ( ) 817-239-2052 Work ( ) \_\_\_\_\_

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 330 N Walnut St PARCEL NO. 00201467 or E23-12610

DATE OF INCIDENT: 11-28-23 AMOUNT YOU WERE BILLED: 565.00

TOTAL AMOUNT YOU ARE CONTESTING: 565.00

TYPE OF ASSESSMENT: Bulk Item Pick Up. Street Name Discrepancy

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

My property is on a corner lot and has 2 addresses for 1 location. my tenant has 1 free bulk item pick up a year & got everything handled with the city for pick up. Placed it outside but it was facing the wrong side of the street & got picked up by the city thinking it was placed outside for no reason. I feel like it was a misunderstanding since my property has 2 addresses on file. 329 W Shumway & 330 N Walnut St.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>



Andy Schor, Mayor

**PUBLIC SERVICE DEPARTMENT**

601 E. South Street  
Lansing, Michigan 48910  
(517) 483-4400  
FAX: (517) 483-4038  
[www.lansingrecycles.com](http://www.lansingrecycles.com)



**CLEANER  
GREENER**

December 11, 2023

Frank Austin II  
329 W. Shiawassee Street  
Lansing, MI 48933

Dear Frank,

Enclosed is the work order that was submitted to pick up the couch. Unfortunately, the couch was placed on Shiawassee Street, so the driver missed it. My sincerest apologies for the mishap, and you still qualify for one free bulk item pick up.

Any further questions, please give us a call at (517) 483-4400.

Best regards,

CAPITAL AREA RECYCLE AND TRASH



# CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

**Bill To:**

NUNO EDDIE

2710 NARRAGANSET DR

LANSING, MI 48910

DUE DATE: 12/28/2023

**INVOICE**

12/04/2023

**TOTAL AMOUNT DUE**

\$ 565.00



|                                                                                   | Invoice Number            | Record No. | Address         | Amount Due |
|-----------------------------------------------------------------------------------|---------------------------|------------|-----------------|------------|
|  | 00241467                  | E23-12610  | 330 N WALNUT ST | \$565.00   |
|                                                                                   | 11/28/2023                |            |                 |            |
|                                                                                   | Trash - Admin Fee         |            |                 |            |
|                                                                                   | Trash - Contractor Charge |            |                 |            |

**TOTAL DUE:** \$565.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

**Payment Information:**

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:  
City of Lansing Treasurers Office  
124 W Michigan Ave 1st Fl  
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

**Appeals Process:**

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: [www.lansingmi.gov](http://www.lansingmi.gov). Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

**Other Information:**

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

**By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04**

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Work Order #: LIEU23-000791

Type: LIEU

Account Information

Account #: 023709

Customer: FRANK AUSTIN II

Address: 330 N WALNUT

Cycle: C

Route: T-01

1. General 2. Notes 3. Meter Info.

Scheduled Date: 11/16/2023 Time: 12:00 AM  
Job Length: 0.00 View: Scheduled Work Orders  
Due By: 11/16/2023  
Assigned To:  
Added By:  ☐ Exported

Completed: 11/16/2023 Time: 12:54 PM  
Result: COMPLETED

Status: Completed

Requested: 11/16/2023

Filer: FRANK AUSTIN II

Date Filed: 11/14/2023

RESULTS Bulk Item Not Out

WO User2

WO User3

CITYWORKS W/O= 968219

| Billing Item Name | Action Detail | Additional Information | Transaction Amount | Balance |
|-------------------|---------------|------------------------|--------------------|---------|
|-------------------|---------------|------------------------|--------------------|---------|

I Eddie Nunez am appealing  
the decision made on my violation.  
This mistake was on the city  
for not doing their due diligence  
on my my property.

Claim # 2061

330 N Walnut  
Farmington MI, 48933

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

## Richmond, Renee

---

**From:** Smalley, Michelle  
**Sent:** Monday, July 29, 2024 11:20 AM  
**To:** Kumar, Venus; Turner, Geri  
**Cc:** Spousta, Courtney  
**Subject:** RE: Question on a claim

I just spoke with Lori, she said there is no note regarding a call or voicemail.

---

**From:** Kumar, Venus <Venus.Kumar@lansingmi.gov>  
**Sent:** Monday, July 29, 2024 11:09 AM  
**To:** Turner, Geri <Geri.Turner@lansingmi.gov>; Smalley, Michelle <Michelle.Smalley@lansingmi.gov>  
**Cc:** Spousta, Courtney <Courtney.Spousta@lansingmi.gov>  
**Subject:** RE: Question on a claim

Thanks Geri. So just to confirm, no record of a phone call placed to Mr. Austin and a voice mail message left per the comment from Lynne in Code Compliance (see below).

*I spoke with Lori in Public Service she stated that the tenant never scheduled pickup of the item as required. On the form for the free bulk pick up the tenant wrote 329 W Shiawassee which is an invalid address, Public Service tried to contact the tenant for the correct address they left a voicemail message the tenant never responded. When a week had passed with no response the Public Service Department sent the driver to 330 N Walnut to see if the bulk item was present.*

Thank you,  
Venus

---

**From:** Turner, Geri <[Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)>  
**Sent:** Monday, July 29, 2024 10:55 AM  
**To:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>; Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>  
**Cc:** Spousta, Courtney <[Courtney.Spousta@lansingmi.gov](mailto:Courtney.Spousta@lansingmi.gov)>  
**Subject:** RE: Question on a claim

Good Morning...

Please find attached what I was able to find regarding the bulk item collection.

Best regards,



Geri L. Turner, CAP  
Accounting & Operations / Specialist  
City of Lansing Public Service | O&M Division  
601 E. South Street | Lansing, MI 48910  
O: 517-483-6916 | E: [Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)



---

**From:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>  
**Sent:** Monday, July 29, 2024 10:27 AM  
**To:** Turner, Geri <[Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)>; Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>  
**Cc:** Spousta, Courtney <[Courtney.Spousta@lansingmi.gov](mailto:Courtney.Spousta@lansingmi.gov)>  
**Subject:** RE: Question on a claim

Good morning ladies,  
Just following up on this issue below. Can you please give me an update? We tell our claimants a decision letter will be mailed within 2 weeks of the meeting date, which will be this Wednesday. I appreciate your help.  
Thanks,  
V

---

**From:** Turner, Geri <[Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)>  
**Sent:** Wednesday, July 17, 2024 4:53 PM  
**To:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>; Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>  
**Subject:** RE: Question on a claim

Good Afternoon...

I couldn't locate any current information on these two addresses and have forwarded them to Aden to check w/his area of Public Service.

Best regards,

*Geri L Turner*

Geri L. Turner, CAP  
Accounting & Operations / Specialist  
City of Lansing Public Service | O&M Division  
601 E. South Street | Lansing, MI 48910  
O: 517-483-6916 | E: [Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)



---

**From:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>  
**Sent:** Wednesday, July 17, 2024 4:09 PM  
**To:** Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>; Turner, Geri <[Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)>  
**Subject:** RE: Question on a claim

Thank you ladies, much appreciated.  
V

---

**From:** Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>  
**Sent:** Wednesday, July 17, 2024 3:21 PM  
**To:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>; Turner, Geri <[Geri.Turner@lansingmi.gov](mailto:Geri.Turner@lansingmi.gov)>  
**Subject:** RE: Question on a claim

V,  
I'm going to refer you to Geri Turner on this one because I don't have access to all of their systems.

Geri, Could you please check for the information below? I found a bulk order from Nov 23 in Cityworks but nothing recent for either address.

Michelle

---

**From:** Kumar, Venus <[Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)>  
**Sent:** Wednesday, July 17, 2024 2:09 PM  
**To:** Smalley, Michelle <[Michelle.Smalley@lansingmi.gov](mailto:Michelle.Smalley@lansingmi.gov)>  
**Subject:** Question on a claim

Hello Michelle,  
The Claims Review Committee met today and heard a claim for 330 N. Walnut (Eddie Nuno). Apparently, this home has 2 addresses. 330 N. Walnut and 329 W. Shiawassee. The situation is that the tenant submitted a bulk sticker order but gave the address of 329 W. Shiawassee. The notes from Code Compliance states that Public Service tried to contact the tenant and left a voice mail message to confirm the address, but the tenant never called back and a week later Public Service sent the driver to 330 N. Walnut to see if the item was there. By that time the City contractor had already picked up the item in violation.

So... with all that said, can you tell me the date Public Service left the voice mail message for the tenant?

Thank you,

**Venus Kumar**  
Paralegal, Assistant to the City Attorney  
**Office of the City Attorney**  
124 W. Michigan Ave. | Lansing, MI 48933  
O: 517-483-4319 | E: [Venus.Kumar@lansingmi.gov](mailto:Venus.Kumar@lansingmi.gov)  
[Website](#) | [Facebook](#) | [Twitter](#) | Instagram



PRIVILEGED AND CONFIDENTIAL: This electronic message, together with all of its contents, contains information from the Office of the City Attorney. This information may be privileged, confidential, or otherwise protected from disclosure. The information is intended for the addressee(s) only and any unauthorized use is prohibited. Do not disclose, copy, distribute, or otherwise use this message or its contents if you are not the intended addressee(s). If you have received this message in error, notify the Office of the City Attorney immediately at 517-483-4320 or [venus.kumar@lansingmi.gov](mailto:venus.kumar@lansingmi.gov).



# City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, Interim City Attorney

July 29, 2024

Eddie Nuno  
2710 Narraganset Drive  
Lansing, MI 48910

**Re: Claims Review Committee**  
**Claim for: 330 N. Walnut**

Dear Mr. Nuno:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 330 N. Walnut, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2061

COPY

### MEMORANDUM OF LAND CONTRACT

---

*This Memorandum of Land Contract, entered into on September 7, 2023*

*BY AND BETWEEN* 300 Walnut, LLC, a Michigan limited liability company,

whose address is 15138 Chetwyn Dr, Lansing, MI 48906 hereinafter "Seller"

and Eddie Nuno,

whose address is 2710 Narraganset Dr, Lansing, MI 48910 hereinafter "Buyer":

WITNESSETH:

*Whereas*, buyer and Seller have entered into a Land Contract of even date herewith; and,

*Whereas*, the parties desire to give record notice of existence of said Land Contract.

*Now Therefore*, in consideration of the Premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer on the Land Contract dated September 7, 2023, the following described premises situated in the City of Lansing, County of Ingham, and State of Michigan to-wit:

The West 82.5 feet of Lot 12, Block 85, Original Plat, City of Lansing, Ingham County, Michigan, according to the plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Commonly known as: 330 N. Walnut Street, Lansing, MI 48933

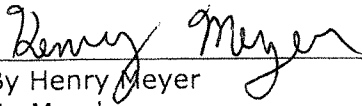
Tax Parcel # 33-01-01-16-176-002

The purpose of this Memorandum of Land Contract is to give record notice to the existence of said Land Contract.

*In Witness Whereof*, the parties hereto have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

MEMORANDUM OF LAND CONTRACT - Continued

300 Walnut, LLC, a Michigan limited liability company



By Henry Meyer  
Its Member

  
Eddie Nuno

STATE OF MICHIGAN

COUNTY OF Ingham

The foregoing instrument was acknowledged before me on September 07, 2023, by Henry Meyer, Member of 300 Walnut, LLC, a Michigan limited liability company and by Eddie Nuno.

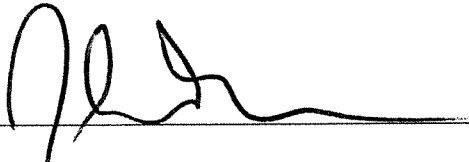
Notary Signature:

Notary Name Printed:

Notary Public,

Acting in

My commission expires:

  
County, Michigan  
County

**JENNIFER L. WARNER**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF INGHAM**  
My Commission Expires May 8, 2027  
Acting in the County of \_\_\_\_\_

Prepared By: Henry Meyer  
300 Walnut, LLC  
15138 Chetwyn Dr  
Lansing, MI 48906

File No. 420848LANS

When recorded return to:  
Eddie Nuno  
2710 Narraganset Dr  
Lansing, MI 48910

420848LANS

## Syrja, Emily

---

**From:** Parks, Danielle  
**Sent:** Friday, November 3, 2023 1:49 PM  
**To:** OMAAdmin  
**Subject:** FW: Proof of Low Income  
**Attachments:** doc00431620231103134342.pdf

Good afternoon,

Frank Austin II has a sofa that needs to be picked up the address is 329 W Shiawassee Apt #2, the correct address is on the back of his license, & his contact number is 517-703-7241.

Have a great weekend!

Danielle Parks  
Customer Service

Treasury Department-Income Tax  
124 W. Michigan Ave. | Lansing, MI 48933  
O: 517-483-4697 | E: danielle.parks@lansingmi.gov Website | Facebook | Twitter | Instagram

The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message in error, please reply to this message and follow with its deletion, so that we can ensure such an error does not occur in the future.

-----Original Message-----

From: BLDGSVC-PRINTER@lansingmi.gov <BLDGSVC-PRINTER@lansingmi.gov>  
Sent: Friday, November 3, 2023 1:44 PM  
To: Parks, Danielle <Danielle.Parks@lansingmi.gov>  
Subject:

-----  
TASKalfa 4054ci  
[d4:f0:c9:01:00:c5]  
-----

DATE: 4/09/2024

PPN: 33 01 01 16 176 002  
DATE SUBMITTED: 12/27/2024  
ADDRESS OF VIOLATION: 330 N WALNUT  
LISTED TAXPAYER OF RECORD: NUNO, EDDIE  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: NUNO, EDDIE  
CLAIMANT'S ADDRESS: 2710 NARRAGANSET DRIVE  
LANSING, MI 48910  
TYPE OF ACTIONS CONTESTED: TRASH REMOVAL  
VIOLATION DATE: 11/03/2023  
NOTIFICATION DATE: 11/03/2023  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: \$565.00  
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 23-T174  
11/21/2024  
AMOUNT OF CLAIM: \$565.00

ADDITIONAL ACTIONS CONTESTED:  
VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE – INVOICE NO.:

HISTORY: TRASH  
REMOVAL  
11/03/2023

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for indoor furniture in the outdoors on 11/03/2023 with a compliance due date of 11/10/2023. The officer rechecked the property on 11/13/2023. The violation was still present, and it was submitted to the trash contractor to abate. The contractor arrived on 11/21/2024, the item was still present it was then abated. I spoke with Lori in Public Service she stated that the tenant never scheduled pickup of the item as required. On the form for the free bulk pick up the tenant wrote 329 W Shiawassee which is an invalid address, Public Service tried to contact the tenant for the correct address they left a voicemail message the tenant never responded. When a week had passed with no response the Public Service Department sent the driver to 330 N Walnut to see if the bulk item was present. This office recommends denial of the claim the tenant never scheduled the pickup as required, provided Treasury with an incorrect address, and never responded to the voicemail message.



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

NUNO EDDIE  
2710 NARRAGANSET DR  
LANSING, MI 48910

Violation Date: 11/03/2023  
Violation Location: 330 N WALNUT ST  
Parcel No: 33-01-01-16-176-002  
Compliance Due Date: November 10, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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.

Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
330 N WALNUT ST  
LANSING, MI 48933

Violation Date: 11/03/2023  
Violation Location: 330 N WALNUT ST  
Parcel No: 33-01-01-16-176-002  
Compliance Due Date: November 10, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

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Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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Code Officer: Jeremy Bliesener (517) 483 7620 [Jeremy.Bliesener@lansingmi.gov](mailto:Jeremy.Bliesener@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



**Economic Development & Planning  
Code Enforcement Office**

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

**Trash Authorization Form – East Side**

Submitted to: Eric Crutcher on 11/13/2023

**TAXPAYER: NUNO EDDIE, 2710 NARRAGANSET DR LANSING, MI 48910**

**Location of Work:**

**Enf Num: E23-12610**

**Address: 330 N WALNUT ST  
Lot No:  
Description:  
Parcel No: 33-01-01-16-176-002**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Indoor type furniture in the outdoors**

**Violation: Deteriorated furniture**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 1**

**Authorized Cubic Yards: 5**

**Warning Comment:**

**Sofa in ROW**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance

**Nuisance Fees**

City of Lansing Treasurers Office

124 W Michigan Ave 1st Floor

Lansing, MI 48933

Ph: (517) 483-4361 Fx: (517) 377-0169

**Nuisance Fee Billing Statement**

Date Created: 11/28/2023

Due Date: 12/28/2023

Pay Invoice In Full



NUNO EDDIE

2710 NARRAGANSET DR

LANSING MI 48910

Inv Number: 00241467

Parcel: 33-01-01-16-176-002

Address: 330 N WALNUT ST

Parcel: 33-01-01-16-176-002

**Bill Detail**

| Invoice Number   | Date of Service | Enforcement Num | Address                   | Amount Due           |
|------------------|-----------------|-----------------|---------------------------|----------------------|
| 00241467         |                 | E23-12610       | 330 N WALNUT ST           | \$565.00             |
| Fee Details:     |                 | Quantity        | Description               | Balance              |
|                  |                 | 1.000           | Trash - Admin Fee         | \$ 265.00            |
|                  |                 | 300.000         | Trash - Contractor Charge | \$ 300.00            |
| Total Amount Due |                 |                 |                           | <div>\$ 565.00</div> |

**Questions** regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361**Payment Information:**

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:  
City of Lansing Treasurers Office  
124 W Michigan Ave 1st Fl  
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

**Appeals Process:**

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: [www.lansingmi.gov](http://www.lansingmi.gov). Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

**Other Information:**

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

**By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04**

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC  
P.O. Box 16035  
Lansing, MI 48901 US  
ericsrefuse@hotmail.com

## INVOICE

### BILL TO

Economic Development &  
Planning Code  
Enforcement Office  
316 N Capitol, Ste. C-1  
Lansing, MI 48933-1238

INVOICE # 6233  
DATE 11/21/2023

---

### PROPERTY ADDRESS

330 N walnut ST

### PARCEL NUMBER

33-01-01-16-176-002

QUANTITY

UNIT

PRICE

TOTAL

city:1hour 3 yards

1

300.00

300.00

first hour and 3 cubic yards

11/14/23

3 yards

jeremy bliesener

4 man crew

1 20 yard truck

---

BALANCE DUE

**\$300.00**





DSC04382

11/03/2023 16:07

JBLIESENER



DSC04443

11/13/2023 12:20

JBLIESEN



2023/11/14  
08:24





**330 N WALNUT ST** LANSING, MI 48933 (Property Address)

Parcel Number: 33-01-01-16-176-002



Item 1 of 5

[3 Images / 2 Sketches](#)

**Customer Name:** NUNO EDDIE

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1900
  - # of Buildings: 1
  - Total Sq.Ft.: 3,095
- > 1 Special Assessment found
- > 21 Building Department records found
- > Assessed Value: \$66,000 | Taxable Value: \$66,000
- > Property Tax information found
- > 5 Invoices Found, Amount Due: 0.00

**Important Message**

[Click Here to Make An Online Payment](#)

**Owner and Taxpayer Information**

**Owner** NUNO EDDIE **Taxpayer** SEE OWNER  
2710 NARRAGANSET DR INFORMATION  
LANSING, MI 48910

**Amount Due**

Current Taxes: **\$565.00**

**Legal Description**

W 82.5 FT LOT 12 BLOCK 85 ORIG PLAT

**Other Information**

**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

8/27/2024

[Recalculate](#)

**Tax History**

| Year | Season | Total Amount | Total Paid | Last Paid  | Total Due       |
|------|--------|--------------|------------|------------|-----------------|
| 2024 | Summer | \$5,177.37   | \$4,612.37 | 08/19/2024 | <b>\$565.00</b> |

**General Information for 2024 Summer Taxes**

|                        |                           |                       |          |
|------------------------|---------------------------|-----------------------|----------|
| <b>School District</b> | 33020                     | <b>PRE/MBT</b>        | 0.0000%  |
| <b>Taxable Value</b>   | \$66,000                  | <b>S.E.V.</b>         | \$66,000 |
| <b>Property Class</b>  | 201 - COMMERCIAL-IMPROVED | <b>Assessed Value</b> | \$66,000 |

|                          |                    |                            |          |
|--------------------------|--------------------|----------------------------|----------|
| <b>Tax Bill Number</b>   | No Data to Display | <b>Last Receipt Number</b> | 00009914 |
| <b>Last Payment Date</b> | 08/19/2024         | <b>Number of Payments</b>  | 1        |

|                             |            |                           |            |
|-----------------------------|------------|---------------------------|------------|
| <b>Base Tax</b>             | \$5,131.71 | <b>Base Paid</b>          | \$4,571.68 |
| <b>Admin Fees</b>           | \$45.66    | <b>Admin Fees Paid</b>    | \$40.69    |
| <b>Interest Fees</b>        | \$0.00     | <b>Interest Fees Paid</b> | \$0.00     |
| <b>Total Tax &amp; Fees</b> | \$5,177.37 | <b>Total Paid</b>         | \$4,612.37 |

|                         |               |                      |               |
|-------------------------|---------------|----------------------|---------------|
| <b>Renaissance Zone</b> | Not Available | <b>Mortgage Code</b> | Not Available |
|-------------------------|---------------|----------------------|---------------|

| Taxing Authority | Millage Rate     | Amount            | Amount Paid       |
|------------------|------------------|-------------------|-------------------|
| LANSING OPER     | 19.440000        | \$1,283.04        | \$1,143.02        |
| PUBLIC SAFETY    | 3.500000         | \$231.00          | \$205.79          |
| LANS COM COLLEGE | 3.769200         | \$248.76          | \$221.61          |
| LANSING SCH DEBT | 4.100000         | \$270.60          | \$241.07          |
| LANSING SCH OPER | 17.447800        | \$1,151.55        | \$1,025.88        |
| LANSING SCH SINK | 2.957500         | \$195.19          | \$173.89          |
| INGHAM INTERMED  | 4.937800         | \$325.89          | \$290.33          |
| STATE EDUCATION  | 6.000000         | \$396.00          | \$352.78          |
| INGHAM CNTY SUM  | 6.780700         | \$447.52          | \$398.68          |
| STORM DRAIN      | 0.260000         | \$17.16           | \$15.29           |
| TRASH REMOVAL    | 0.000000         | \$565.00          | \$503.34          |
| Admin Fees       |                  | \$45.66           | \$40.69           |
| Interest Fees    |                  | \$0.00            | \$0.00            |
|                  | <b>69.193000</b> | <b>\$5,177.37</b> | <b>\$4,612.37</b> |

[Click here for a printer friendly version of Summer 2024 Tax information](#)

|      |        |            |            |            |        |  |
|------|--------|------------|------------|------------|--------|--|
| 2023 | Winter | \$344.56   | \$344.56   | 02/14/2024 | \$0.00 |  |
| 2023 | Summer | \$2,437.97 | \$2,437.97 | 08/29/2023 | \$0.00 |  |
| 2022 | Winter | \$328.14   | \$328.14   | 02/13/2023 | \$0.00 |  |
| 2022 | Summer | \$2,204.43 | \$2,204.43 | 08/04/2022 | \$0.00 |  |
| 2021 | Winter | \$347.51   | \$347.51   | 02/08/2022 | \$0.00 |  |
| 2021 | Summer | \$2,125.59 | \$2,125.59 | 08/23/2021 | \$0.00 |  |
| 2020 | Winter | \$340.52   | \$340.52   | 02/10/2021 | \$0.00 |  |
| 2020 | Summer | \$2,116.40 | \$2,116.40 | 08/10/2020 | \$0.00 |  |
| 2019 | Winter | \$308.28   | \$308.28   | 02/11/2020 | \$0.00 |  |

Load More Years

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Claim #2042

1705 N. Martin Luther King Jr. Blvd.

\$2,375

Parcel No. 33-01-01-08-202-261

B. Incident Date (per claim application) – 09-01-2023

C. Incident Date (per code report) – 04-06-2023

D. Taxes – Summer '24

E. Filed Claim – 10-24-2023

F. Claims Review Committee Hearing – July '24

G. Claims Review Committee Letter – 07-24-2024

H. Referred to City Council – 08-21-2024

I. Referred to Committee on City Operations - 08-26-2024



RECEIVED OCT 24 2023

# City of Lansing

OFFICE OF THE CITY ATTORNEY

2042

## Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: James Williams Jr. DATE: 10/23/23  
MAILING ADDRESS: 5519 Haag Rd EMAIL: jamesjw1954@gmail.com  
CITY: Lansing STATE: Mich. ZIP CODE: 48910  
TELEPHONE: Home ( 517 ) 507-8719 Work ( 517 ) 507-8719

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1705 N. M.L.K Blvd PARCEL NO. \_\_\_\_\_  
DATE OF INCIDENT: 9/1/2023 AMOUNT YOU WERE BILLED: 2,375  
TOTAL AMOUNT YOU ARE CONTESTING: 2,375  
TYPE OF ASSESSMENT: Tag monitoring Fee

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

My house caught fire April 6-2023 total loss inside, Had it cleaned out w/ pad lock on front door (LED) then you all came and boarded up front door and put a sticker on it. To my surprise I received this outrageous bill. I'm being charged 155.00 mo. inside and out has been cleaned nothing else to do but sell which I'm in process of trying to sell.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

I'm appealing The decision  
On the property RE: claim 2042

1705-N-MLK

You can reach me at  
(517-) 507-8719

AUG21'24 9AMCLERK

my current  
Address

5519 Haag Rd  
48911

James Williams Lansing MI



# City of Lansing

OFFICE OF THE CITY ATTORNEY

**Gregory S. Venker, Interim City Attorney**

July 24, 2024

James Williams Jr.  
5519 Haag Road  
Lansing, MI 48910

Re: Claim – 1705 N. MLK Blvd.

Dear Mr. Williams:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$2,375.00 for a trash violation for property located at 1705 N. MLK Blvd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9<sup>th</sup> Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

*Venus Kumar*

Venus Kumar  
Paralegal

Claim: 2042

RECEIVED JAN 03 2024

DATE: 12/27/2023

PPN: 33-01-01-08-202-261  
DATE SUBMITTED: 10/24/2023  
ADDRESS OF VIOLATION: 1705 N MLK BLVD  
LISTED TAXPAYER OF RECORD: WILLIAMS, JAMES JR.  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: WILLIAMS, JAMES JR.  
CLAIMANT'S ADDRESS: 5519 HAAG RD.  
LANSING, MI 48910

2042  
7/17/24  
11:00am

TYPE OF ACTIONS CONTESTED: ~~RED TAG MONITORING~~  
VIOLATION DATE: ~~FEES~~ 4/06/2023  
NOTIFICATION DATE: 4/06/2023  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: ~~\$622.50~~  
CONTRACTOR NAME - INVOICE NO. - DATE: CITY OF LANSING CODE  
ENFORCEMENT  
AMOUNT OF CLAIM: \$2,375.00  
MEMO DATE - INVOICE NO.:  
ADDITIONAL ACTIONS CONTESTED:  
VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE - INVOICE NO.:

|          |                         |                   |                               |                       |
|----------|-------------------------|-------------------|-------------------------------|-----------------------|
| HISTORY: | RED TAGGED<br>4/06/2023 | DAMV<br>9/11/2023 | TRASH<br>REMOVAL<br>9/11/2023 | BOARD UP<br>9/11/2023 |
|----------|-------------------------|-------------------|-------------------------------|-----------------------|

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: LFD requested a Code Enforcement Officer to the property due to the fire and other health safety violations. Upon inspection the Code Officer cited multiple safety violations within the home outside of the fire damage, the property is unsafe for occupation the property was Red Tagged. All properties that are Red Tagged longer than 90 days are billed the monthly Red Tag Monitoring fees as required per City of Lansing Ordinance this office recommends denial of the claim.



## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
1705 N L KING JR BLVD # M  
LANSING, MI 48915

Violation Date: 09/11/2023  
Violation Location: 1705 N L KING JR BLVD # M  
Parcel No: 33-01-01-08-202-261  
Compliance Due Date: September 18, 2023

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Garbage

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Junk tire debris

Loose trash and debris

Violation: Plastic Container(s) debris

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance.** If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

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.



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

**WILLIAMS JAMES JR  
1705 N M L KING JR BLVD  
LANSING, MI 48915**

**Violation Date: 09/11/2023  
Violation Location: 1705 N L KING JR BLVD # M  
Parcel No: 33-01-01-08-202-261  
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**Economic Development & Planning  
Code Enforcement Office**

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

**Trash Authorization Form – East Side**

Submitted to: Eric Crutcher on 09/19/2023

**TAXPAYER: WILLIAMS JAMES JR, 1705 N M L KING JR BLVD LANSING, MI 48915**

**Location of Work:**

**Enf Num: E23-10904**

**Address: 1705 N L KING JR BLVD # M**

**Lot No:**

**Description:**

**Parcel No: 33-01-01-08-202-261**

**Remove Trash and Debris**

**Work Authorized:**

**Violation: Garbage**

**Violation: Paper/Glass/Plastic/Metal/Cardboard debris**

**Violation: Junk tire debris**

**Loose trash and debris**

**Violation: Plastic Container(s) debris**

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 2**

**Authorized Cubic Yards: 15**

**Warning Comment:**

**vacant property, tires, brush, debris mainly in back**

**Submitted By: Jeremy Bliesener (517) 483 7620**

This action is authorized by the Manager of Code Compliance



**CITY OF LANSING**  
 316 N. CAPITOL SUITE C2  
 Lansing, MI 48933  
 (517) 483-4361  
 (517) 377-0100

# Nuisance Fee Billing Statement

**Due Date: 11/01/23**  
**Pay Invoice In Full**



**WILLIAMS JAMES JR**  
**1705 N M L KING JR BLVD**  
**LANSING MI 48915**  
**Re: 1705 N L KING JR BLVD # M**

**Inf Number: E23-10904**  
**Parcel: 33-01-01-08-202-**  
**Address: 1705 N L KING JR**

\_\_\_\_\_  
**Signature of Owner/Owner's Agent**

\_\_\_\_\_  
**Date**

Please detach and return with payment

## Bill Detail

| Invoice Number          | Enforcement Number | Address                            | Amount Due         |
|-------------------------|--------------------|------------------------------------|--------------------|
| 00237464                | E23-10904          | 1705 N L KING JR BLVD # M          | \$2,375.00         |
| Fee Details:            |                    | Quantity Description               | Balance            |
|                         |                    | 1.000 Trash - Admin Fee            | \$ 265.00          |
|                         |                    | 2110.000 Trash - Contractor Charge | \$ 2,110.00        |
| <b>Total Amount Due</b> |                    |                                    | <b>\$ 2,375.00</b> |

## Questions? Contact CODE ENFORCEMENT at 483-4361

### Note:

1. Payment in full may be made within 30 days from billing date.
2. Any unpaid balance remains as a lien against this property, and will be added to the next property tax bill, (JULY TAXES).
3. July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
4. In order to assure proper credit, please send in the top portion of this bill along with your payment.
5. Fees not paid within 30 days are subject to a 5% penalty, which will be applied on the 31st day.

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are in the City Attorney's Office and the City of Lansing's web address: [www.LansingMI.gov](http://www.LansingMI.gov). Return completed claim to: Lansing City Attorney's Office, 5th Floor, City Hall, 124 West Michigan Ave, Lansing, MI 48933

**Please make checks payable to: Lansing City Treasurer**  
**124 W. Michigan Avenue**  
**1st Floor**  
**Lansing, MI 48933**

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail.

Eric's Refuse LLC  
P.O. Box 16035  
Lansing, MI 48901 US  
ericsrefuse@hotmail.com

# INVOICE

## BILL TO

Economic Development &  
Planning Code  
Enforcement Office  
316 N Capitol, Ste. C-1  
Lansing, MI 48933-1238

INVOICE # 6149  
DATE 09/26/2023

## PROPERTY ADDRESS

1705 N ML King JR BLVD

## PARCEL NUMBER

33-01-01-08-202-261

## DESCRIPTION

| DESCRIPTION                                        | QTY | UNIT PRICE | TOTAL  |
|----------------------------------------------------|-----|------------|--------|
| city:1hour 3 yards<br>first hour and 3 cubic yards | 1   | 300.00     | 300.00 |
| city:add hours<br>any hours after 1                | 2   | 300.00     | 600.00 |
| city:add cy<br>any after 3                         | 17  | 30.00      | 510.00 |
| city:tire<br>tire removal                          | 28  | 25.00      | 700.00 |

9/20/23  
20 yards  
jeremy bliesener  
4 man crew  
1 20 yard truck

BALANCE DUE

**\$2,110.00**





































1705 N M L KING JR BLVD LANSING, MI 48915 (Property Address)

Parcel Number: 33-01-01-08-202-261



**Customer Name:** WILLIAMS JAMES JR

**Summary Information**

> Residential Building Summary

- Year Built: 1931
- Full Baths: 1
- Sq. Feet: 1,116
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.218

> Assessed Value: \$46,100 | Taxable Value: \$30,230

> Property Tax information found

> 9 Building Department records found

Item 1 of 5

[3 Images / 2 Sketches](#)

## Important Message

[Click Here to Make An Online Payment](#)

### Owner and Taxpayer Information

**Owner**

WILLIAMS JAMES JR  
1705 N M L KING JR  
BLVD  
LANSING, MI 48915

**Taxpayer**

SEE OWNER  
INFORMATION

### Amount Due

Current Taxes: **\$4,902.36**

### Legal Description

LOTS 206 & 207 NORTH HIGHLAND SUB

### Other Information

### Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

8/27/2024

Recalculate

### Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

| Year | Season | Total Amount | Total Paid | Last Paid | Total Due         |
|------|--------|--------------|------------|-----------|-------------------|
| 2024 | Summer | \$4,902.36   | \$0.00     |           | <b>\$4,902.36</b> |

**General Information for 2024 Summer Taxes**

|                        |                            |                       |           |
|------------------------|----------------------------|-----------------------|-----------|
| <b>School District</b> | 33020                      | <b>PRE/MBT</b>        | 100.0000% |
| <b>Taxable Value</b>   | \$30,230                   | <b>S.E.V.</b>         | \$46,100  |
| <b>Property Class</b>  | 401 - RESIDENTIAL-IMPROVED | <b>Assessed Value</b> | \$46,100  |

|                          |                    |                            |                    |
|--------------------------|--------------------|----------------------------|--------------------|
| <b>Tax Bill Number</b>   | No Data to Display | <b>Last Receipt Number</b> | No Data to Display |
| <b>Last Payment Date</b> | No Data to Display | <b>Number of Payments</b>  | 0                  |

|                      |            |                           |        |
|----------------------|------------|---------------------------|--------|
| <b>Base Tax</b>      | \$4,886.72 | <b>Base Paid</b>          | \$0.00 |
| <b>Admin Fees</b>    | \$15.64    | <b>Admin Fees Paid</b>    | \$0.00 |
| <b>Interest Fees</b> | \$0.00     | <b>Interest Fees Paid</b> | \$0.00 |
| <b>Total</b>         |            | <b>Total Paid</b>         | \$0.00 |

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**Tax Bill Breakdown for 2024 Summer**

| Taxing Authority | Millage Rate     | Amount            | Amount Paid   |
|------------------|------------------|-------------------|---------------|
| LANSING OPER     | 19.440000        | \$587.67          | \$0.00        |
| PUBLIC SAFETY    | 3.500000         | \$105.80          | \$0.00        |
| LANS COM COLLEGE | 3.769200         | \$113.94          | \$0.00        |
| LANSING SCH DEBT | 4.100000         | \$123.94          | \$0.00        |
| LANSING SCH OPER | 17.447800        | \$0.00            | \$0.00        |
| LANSING SCH SINK | 2.957500         | \$89.40           | \$0.00        |
| INGHAM INTERMED  | 4.937800         | \$149.26          | \$0.00        |
| STATE EDUCATION  | 6.000000         | \$181.38          | \$0.00        |
| INGHAM CNTY SUM  | 6.780700         | \$204.98          | \$0.00        |
| STORM DRAIN      | 0.260000         | \$7.85            | \$0.00        |
| TAG LATE FEE     | 0.000000         | \$22.50           | \$0.00        |
| BOARD UP FEE     | 0.000000         | \$475.00          | \$0.00        |
| TAG MONITORING   | 0.000000         | \$450.00          | \$0.00        |
| TRASH REMOVAL    | 0.000000         | \$2,375.00        | \$0.00        |
| Admin Fees       |                  | \$15.64           | \$0.00        |
| Interest Fees    |                  | \$0.00            | \$0.00        |
|                  | <b>69.193000</b> | <b>\$4,902.36</b> | <b>\$0.00</b> |

[Click here for a printer friendly version of Summer 2024 Tax information](#)

|      |        |            |            |            |                   |                              |
|------|--------|------------|------------|------------|-------------------|------------------------------|
| 2023 | Winter | \$418.54   | \$0.00     |            | <b>\$418.54</b>   | <b>** Read Note(s) Above</b> |
| 2023 | Summer | \$1,549.77 | \$0.00     |            | <b>\$1,549.77</b> | <b>** Read Note(s) Above</b> |
| 2022 | Winter | \$389.81   | \$389.81   | 01/06/2023 | \$0.00            |                              |
| 2022 | Summer | \$1,336.07 | \$1,336.07 | 08/22/2022 | \$0.00            |                              |
| 2021 | Winter | \$403.78   | \$403.78   | 12/31/2021 | \$0.00            |                              |
| 2021 | Summer | \$1,286.47 | \$1,286.47 | 08/24/2021 | \$0.00            |                              |
| 2020 | Winter | \$396.03   | \$396.03   | 12/29/2020 | \$0.00            |                              |
| 2020 | Summer | \$1,283.41 | \$1,283.41 | 08/20/2020 | \$0.00            |                              |
| 2019 | Winter | \$364.41   | \$364.41   | 12/27/2019 | \$0.00            |                              |

Load More Years

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

## DRAFT

**City Operations.** Reviews licensing and regulation matters, personnel matters, and human services matters; reviews matters pertaining to the arts, cultural, and community-wide activities, special events and leisure time programs; has general oversight of City government operations (except those more specifically covered by another standing committee); reviews and prepares amendments or revisions to Council Rules; develops policies that would turn over routine matters to the administration wherever possible; and reviews all matter pertaining to wastewater treatment, sewer, and street needs; long range infrastructure, and parks and recreation needs; and development and the municipal parking system, including parking enforcement and policies.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council has established the following as its Fiscal Year 2025/2026 Budget Policies and Priorities and requests that the Administration review them and encourages that they, to the extent practical, be included in the Administration's budget presented due to the City Council by the fourth Monday in March 2025.

BE IT FURTHER RESOLVED, the Committee on City Operations has established the following priorities:

**NOTHING IN FY 2024/2025 RESOLUTION**

**DRAFT**

BY COMMITTEE ON CITY OPERATIONS  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, on May 18, 1987 under Resolution 0253, the City of Lansing City Council established a Claims Policy; and

WHEREAS, the established policy required that claims are referred to the City Attorney, who, together with a representative of the Mayor and staff representative assigned by Council, shall review the claim; and

WHEREAS, claims are adjudicated by this administrative panel and if the claimant is dissatisfied with the disposition of the administrative panel they can appeal to the City Council; and

WHEREAS, under the policy in Resolution 0253, dissatisfied decisions appeal to City Council, therefore at the initial review, the representative assigned by City Council will be the Internal Auditor (per Charter) with the balance of the administrative panel consisting of a representative of the Mayor and a barred attorney from the City Attorney's office.

NOW THEREFORE BE IT RESOLVED, the City Council amends the Claims Policy establishing members of the administrative "Claims Review Committee" to be the Internal Auditor, a representative of the Mayor, and a barred attorney from the City Attorney's office.