

AGENDA

Committee on Public Safety October 22, 2024 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 8, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Reappointment; Andrea Bitely; 4th Ward member of the Board of Police Commissioners; Term to Expire June 30, 2028
 - C. RESOLUTION - Appointment; Farhan Sheikh-Omar; 1st Ward member of the Board of Police Commissioners; Term to Expire June 30, 2025
 - D. RESOLUTION - Make Safe or Demolish; 1044 Ontario St.
 - E. RESOLUTION - Setting a Show Cause Hearing; Make Safe or Demolish; 122 S. Grand Ave.
 - F. RESOLUTION - Introduction and Set a Public Hearing; Amend Chapter 404; Provide designated Electric Vehicle (EV) parking space regulations
- 6. Other**
 - G. Street Parking Enforcement - Office of the City Attorney (9/24/2024)
- 7. Adjourn**

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

DRAFT



MINUTES

Committee on Public Safety

Tuesday, October 8, 2024 @ 4:00 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Ryan Kost, Chair

Council Member Trini Pehlivanoglu, Vice Chair

Council Member Peter Spadafore, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Jordan Craig

Rawley Van Fossen, EDP

Hal King, Parking Mgr.

Joe Neller, SIMTOB

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM SEPTEMBER 24, 2024 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Make Safe or Demolish; 1044 Ontario

Mr. Van Fossen summarized the updates from the permits, which a mechanical permit was applied for and ready to be issued, just need payment. The status of the project is still the same.

Mr. Craig referenced a mechanical permit from his contractor. Mr. Van Fossen stated it has not paid, and he could send a reminder. Mr. Craig referenced photos of the water heater installed and there is nothing he can do as the homeowner. Mr. Van Fossen stated they are liable for having a permit on site before work being performed. This permit was ready to issue in May. Mr. Craig noted the duct work on the violation list and the furnace inspection was performed as well. This removes two violations from the list. He referred to photos of siding, cracked window that were repaired and off the list. He is waiting on the electrical and installation of a handrail. Council Member Spadafore asked again which work required a permit, and it was confirmed all the mechanical was done without paying for a permit. Council Member Kost voiced his concern that work was done without a permit. Mr. Craig confirmed the contractor is Oasis Heating and Cooling and as the homeowner he cannot pull the permit. He stated this has all been done since the last Committee meeting, which is what the Committee asked for.

DRAFT

Council Member Pehlivanoglu asked Mr. Van Fossen to explain details on this situation. Mr. Van Fossen stated there is a fee/fine which can be assessed for enforcement of the contractor working on this without paying for the permit. If looking for a recommendation, asked Committee for time to get this paid and inspect to make sure it passed. Council Member Pehlivanoglu asked how long delayed it would be. Mr. Van Fossen stated the inspections time out is 3-4 days. Council Member Spadafore stated at the last meeting the Committee asked for progress and it appears there has been progress.

Council Member Kost asked what the demolition turn around if Make Safe. Mr. Van Fossen stated it would be required by law; 60-90 days; following bidding process, enter into agreement. Council Member Kost asked if that would be 5 months, and so if move forward today, there would be ample time to get this straightened out, if is made safe, then what. Mr. Van Fossen stated that if there are any other permits finalized and the red tag lifted. Council Member Kost, once the bid goes out, can it be pulled back. Mr. Van Fossen stated that he believes it cannot, and if the owner has not done anything they have to demo. Ms. Hagen-Lawrence, once hired and bid out demolition, that is it.

Council Member Pehlivanoglu concurred she could table until the next meeting.

Mr. Wright asked what can he do. Council Member Kost stated this has been red tagged since 2016, and did not see activity until this Make Safe process was started. With the grace period of two weeks, this will allow. Mr. Wright stated he bought it in 2019 and was never aware of the 2016 red tag because he did not know it then.

MOTION BY COUNCIL MEMBER SPADAFORÉ TO TABLE UNTIL THE NEXT MEETING ON OCTOBER 22, 2024 FOR THE DEPARTMENT AND HOMEOWNER TO WORK WITH THE CONTRATOR TO GET THE PERMIT PAID AND INSPECTIONS PERFORMED. MOTION CARRIED 3-0.

RESOLUTION – Joint Appointment; Ayanna Neal and Jacqueline Gallant to the Ingham County/City of Lansing Community Corrections Advisory Board for a term to expire September 17, 2027

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION TO AFFIRM THE JOINT APPOINTMENT OF AYANNA NEAL AND JACQUELINE GALLANT TO THE COMMUNITY CORRECTIONS ADVISORY BOARD WITH A TERM TO EXPIRE SEPTEMBER 17, 2027. MOTION CARRIED 3-0.

OTHER

Street Parking Enforcement – Office of the City Attorney (9/24/24)

Ms. Hagen-Lawrence stated to the Committee that they have drafted an ordinance for vehicles on streets to have valid registration. This is going through the full office for review later this week, and that draft should come to Committee in the near future.

Council Member Kost stated this would address for those vehicles not registered. Ms. Hagen-Lawrence stated citations could be written by LPD or Parking, and Mr. King stated they do have the staff to enforce and have also been attempting to work on this since they have gotten complaints in the past. Ms. Hagen-Lawrence confirmed people can still park on the street, but this would speak to unregistered, non-valid, or expired registration.

Mr. Van Fossen asked Committee to work with OCA on this ordinance. Council Member Kost confirmed that should be done.

Red Tag Landlord Hotel Fee Update – Office of the City Attorney (8/15/24)

Council Member Kost this is to address recouping costs the city incurs

DRAFT

Ms. Hagen -Lawrence stated OCA received a request to get an ordinance to help displace people who are renting something that becomes red tag. There are some innovative ideas, not easy to write, and does take time to draft.

ADJOURN

Adjourned 4:22 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

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

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

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

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

Date	08/08/2023
First Name	Andrea
Middle	R
Last Name	Bitely
Other name(s) by which you have been known, including maiden names	Andrea Malewski
Date of Birth	
Home Address	425 N. Jenison Ave
City	Lansing
State	MI
Zip Code	48915
Email	andrea.bitely@gmail.com
Gender	Female

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward Ward 4

Precinct 35

Best Phone Number to Contact You

In what year did you move to Lansing? 2015

Occupational Background Public relations professional with experience in public and private sector communications. Including legal/law enforcement communications.

Educational Background BA, Public Policy, Western Michigan University

Previous Appointments None

Current Appointments None

Please attach a resume if available. *File(s) attached:*



Andrea Bitely February 2023 Resume.docx

First Choice for Board to Serve on Police Commissioners

Second Choice of a Board to Serve on Arts and Culture Commission

Third Choice of a Board to Serve on Lansing Public Media Authority Board

Fourth Choice of a Board to Serve on Parks Board

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission. I strong believe in public safety and the need to protect residents from violence in our community. I believe in community policing and understand the need to have a connection between residents and law enforcement to stem the tide of violence in Lansing. This means high standards for law enforcement officers and an unwavering dedication to the integrity of the law and its enforcement.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization • I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.

Andrea R Bitely

Date & Time 08/08/2023 3:41 PM (EDT)

Receive an email copy of this form. Yes

Andrea Bitely

andrea.bitely@gmail.com | (517) 256-0665

Media Relations - Reputation Strategist - Digital Native

Michigan Retailers Association

Vice President, Marketing and Communications | Editor-in-Chief, *Retailer Magazine*

Lansing, MI

July 2022–Present

- Lead all marketing and communications activities for a \$40MM+, 5,000 member insurance and credit card process company
- Develop organizations first brand style guide, streamline marketing services and develop high-end B2B communications products; manage budget, design and distribution of bi-monthly member publication
- Increased earned media by 300 percent over the same period in previous year

Truscott Rossman

Senior Director of Strategy and Client Services, Crisis Communications Lead

Detroit, MI

March 2019–June 2022

- Developed and oversaw integrated campaigns that leveraged public affairs, media, digital tactics and C-Suite counsel to reach key audiences and achieve client goals primarily in public affairs and crisis communications for multiple high-profile clients in automotive, retail, healthcare, energy, academic, political and legal fields
- Mentored and led staff through consistent feedback, monitoring results and supporting professional growth
- Named MIRS 2020's most effective woman in Public Affairs by 700 Michigan political insiders

Michigan Department of Attorney General

Director of Communications & Public Affairs

Lansing, MI

Jan. 2015 – Jan. 2019

- Developed and implemented crisis communications plans and pro/re-active strategies to support a broad spectrum of statewide legal proceedings to the public, media and legislature, as well as nationally elected leaders
- Manage and direct major media events, supervise all public, media and legislative affairs staff, including international media on the USA Gymnastics physician Larry Nassar case and the Flint Water Crisis
- Member of the Attorney General's executive management team

POLITICO

Director, Social Media

Arlington, VA

Jan. 2014 – Jan. 2015

- Develop and execute long and short term strategic plans for breaking news, investigative reporting, as well as sales and marketing
- Train journalists and ad-sales teams on best practices for web platforms, continuously review and approve goals and performance
- Grew @POLITICO to more than 1M followers on Twitter from 600K in less than one year. Averaging more than 2M impressions per day from Twitter, more than 1000 average clicks per Facebook post

U.S. Chamber of Commerce

Chamber Foundation: Senior Manager, Digital Media

Institute for Legal Reform: Legislative Coordinator, Federal Relations

Washington, DC

May 2012 – Jan. 2014

March 2010 – May 2012

EDUCATION

Western Michigan University

Bachelor of Arts in Political Science (Concentration: Public Policy), Minor: Public History

Kalamazoo, MI

VOLUNTEER

Public Relations Society of America - Central Michigan Chapter

Inclusion, Diversity, Ethics, and Advocacy (IDEA) Champion - 2023-2024

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

WHEREAS, the Mayor has made recommendation for the reappointment of Andrea Bitely as the 4th Ward member of the Board of Police Commissioners for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Public Safety met on October 22, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Andrea Bitely as the 4th Ward member of the Board of Police Commissioners for a term to expire June 30, 2028.

Application for Appointment to Board or Commission

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

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

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

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

Date	06/25/2024
First Name	Farhan
Last Name	Sheikh-omar
Date of Birth	
Home Address	3120 Turner
Zip Code	48906
Email	ofarhan27@yahoo.com
Gender	Male
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 1
Best Phone Number to Contact You	5175058660
In what year did you move to Lansing?	2005

Additional Information Regarding Experience and Credentials

Lansing holds a special place in my heart, having been my home for 19 years. Over this time, I have come to admire our city's rich diversity, vibrant culture, and the strong sense of community that binds us together. Throughout my time here, I have been actively involved in various community initiatives and these experiences have not only enriched my understanding of the challenges and opportunities we face but have also reinforced my commitment to fostering a safe, inclusive, and thriving environment for all.

Occupational Background

Behavior specialist

First Choice for Board to Serve on

Police Commissioners

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.

I believe serving on the board of police commissioners is a responsibility that involves proactive leadership, thoughtful decision-making, and a commitment to fostering a safe, just, and inclusive community for all. Furthermore, I would add more youth engagement programs that promote positive interactions with law enforcement, mentorship opportunities, and educational initiatives to prevent juvenile delinquency. These programs will be implemented in low-income neighborhoods where the youth are more vulnerable to crime.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.

Farhan Sheikh-omar

Date & Time

06/25/2024 5:06 PM (EDT)

Receive an email copy of this form.

Yes

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

WHEREAS, the Mayor has made the recommendation for appointment of Farhan Sheikh-Omar as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Public Safety met on October 22, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Farhan Sheikh-Omar as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2025.

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

ADDRESS:	1044 ONTARIO ST.
PARCEL NUMBER:	33 01 01 08 276 081

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2024-001

LISTED TAXPAYER:	CREAGH, JORDAN
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,100.00
LAND VALUE:	\$2,700.00
BUILDING VALUE:	\$29,400.00
LOT SIZE:	35 X 110.50

LEGAL DESCRIPTION:	LOT 280 NORTH HIGHLAND SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	5/23/2024
ORDER:	MAKE SAFE OR DEMOLISH BY 7/23/24
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

HOUSING CODE VIOLATION LTR:	7/19/2016 & 3/27/2024
ORIGINAL RED TAG DATE:	7/19/2016
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$71,253.00
PICTURES:	YES
OTHER:	

CURRENT PERMIT ACTIVITY

BUILDING:	N
ELECTRICAL:	N
MECHANICAL:	ON HOLD 5/14/2024
PLUMBING:	N
DEMOLITION:	N

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION
Dept. Request for Show Cause	7/23/2024	Demo Board Orders
City Council	09/09/24	Referred - Committee Public Safety
Committee on Public Safety	09/10/24	Set Show Cause Hearing
City Council	09/23/24	Set Show Cause Hearing
City Council	09/30/24	Hold Show Cause Hearing
Committee on Public Safety	10/08/24	Tabled for Activity Confirmation with EDP
Committee on Public Safety	10/22/24	



Mayor Virg Bernero

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

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

Notice Printed: 07/19/2016

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 07/19/2016
Compliance Due Date: 08/18/2016

FUTURE CAPITAL HOLDINGS L L C
40960 CALIFORNIA OAKS RD # 266
MURRIETA, CA 92562-5747

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

Violation Location: 1044 ONTARIO ST
Parcel No: 33-01-01-08-276-081

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

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

Sec 505.4 Hot running water lacking at plumbing fixtures.

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

SEC 305.3 Uncleanliness of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.7 Roof on house is deteriorated and damaged. Replace all deteriorated wood and shingles.

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

Sec 304.10 Steps are deteriorated - damaged at front porch.

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

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

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

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

Officer: Cameron Priest

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

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

Taxpayer of Record: FUTURE CAPITAL HOLDINGS L L C, 40960 CALIFORNIA OAKS RD # 266, MURRIETA, CA 92562-5747



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 03/27/2024

Safety Inspection Correction Notice – Re-Inspection Required

CREAGH JORDAN
3923 TREBOR WAY
LANSING, MI 48911

Inspection Type: Safety
Inspection Date: 03/27/2024
Compliance Due Date: 04/26/2024

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

Violation Location:	1044 ONTARIO ST
Parcel No:	33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of the property owner, a safety inspection was performed on this dwelling. I was not able to do a complete inspection as all utilities are not on and kitchen and bathroom are completely gutted; all corrections must be completed before any further occupancy of the dwelling will be allowed.

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

AREA: Basement

Sec 605.1 Permit for service panel / electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. Please call the Building Safety Office, ph. 483-4355, or you can email the Electrical Inspector at Chris.Blackburn@lansingmi.gov with any questions or concerns.

INSPECTOR COMMENTS: Dated 2010 and 2015.

Sec 504.1 Water heater base - jacket is deteriorated.

INSPECTOR COMMENTS: The entire water heater is deteriorated and/or damaged.

Sec 504.1 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

INSPECTOR COMMENTS: Bathroom and Kitchen are gutted. New supply and waste piping needed.

Sec 504.1 Plumbing permit may be required for new water heater / water supply piping / waste piping. Please contact the Building Safety Office at 517-483-4355, or you can email the Chief Plumbing Inspector at Dave.Burton@lansingmi.gov to verify if needed.

INSPECTOR COMMENTS: Most of the supply piping has been removed. Some of the waste piping is missing and water heater needs to be replaced.

Sec 607.1 Duct work is missing, deteriorated, damaged, and/or disconnected.

Sec 603.1 Furnace: Due to age and or condition, have a licensed mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.

Sec 603.1 Equipment doors - panels on furnace are missing. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance

Sec 307.1 Lack of guardrail at the open side of the basement stairs.

Sec 307.1 Handrail is missing at the basement stairs.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detector in the basement.

AREA: Exterior

Sec 304.2 Soffit and/or the fascia is deteriorated and/or damaged.

Section 304.13.1 Window glass is broken and/or missing at the attic windows.

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

Section 304.2 Paint or protective coating is missing and deteriorated at siding and/or trim on house and garage.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: Retaining wall at driveway/garage is deteriorated and/or damaged.

AREA: Interior

Sec 305.3 Wall and ceiling covering has been replaced in multiple locations. One of the bedrooms has all new drywall without tape or mud.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detectors inside and outside of bedrooms.

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

INSPECTOR COMMENTS: Both the kitchen and the bathroom are completely gutted.

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

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those

repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Amy Castillo amy.castillo@lansingmi.gov

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

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

Registered Rental Owner: CREAGH JORDAN, 3923 TREBOR WAY, LANSING, MI 48911

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2024-001
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Matter of the building/structure at 1044 ONTARIO ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 23, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$33,000.00
8. The cost to repair the building or structure to make it safe is \$71,253.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 08 276 081

LOT 280 NORTH HIGHLAND SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7/23/24
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

5/23/24
Date

Paul L. Mylles
Hearing Officer

sub

1044 Ontario St.

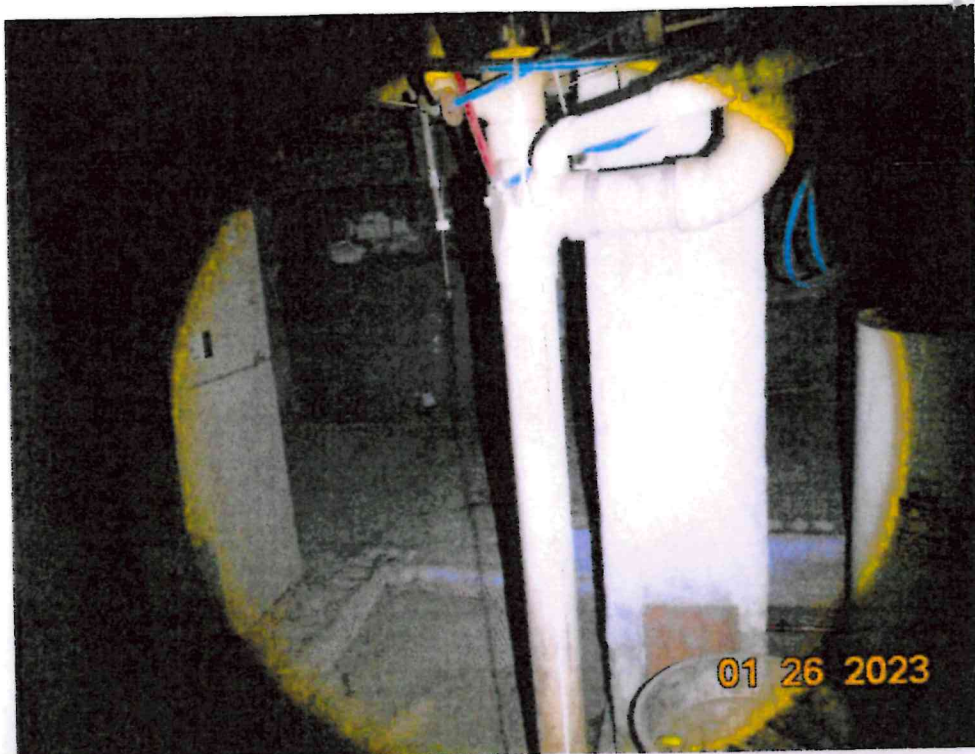


submitted @ mtr

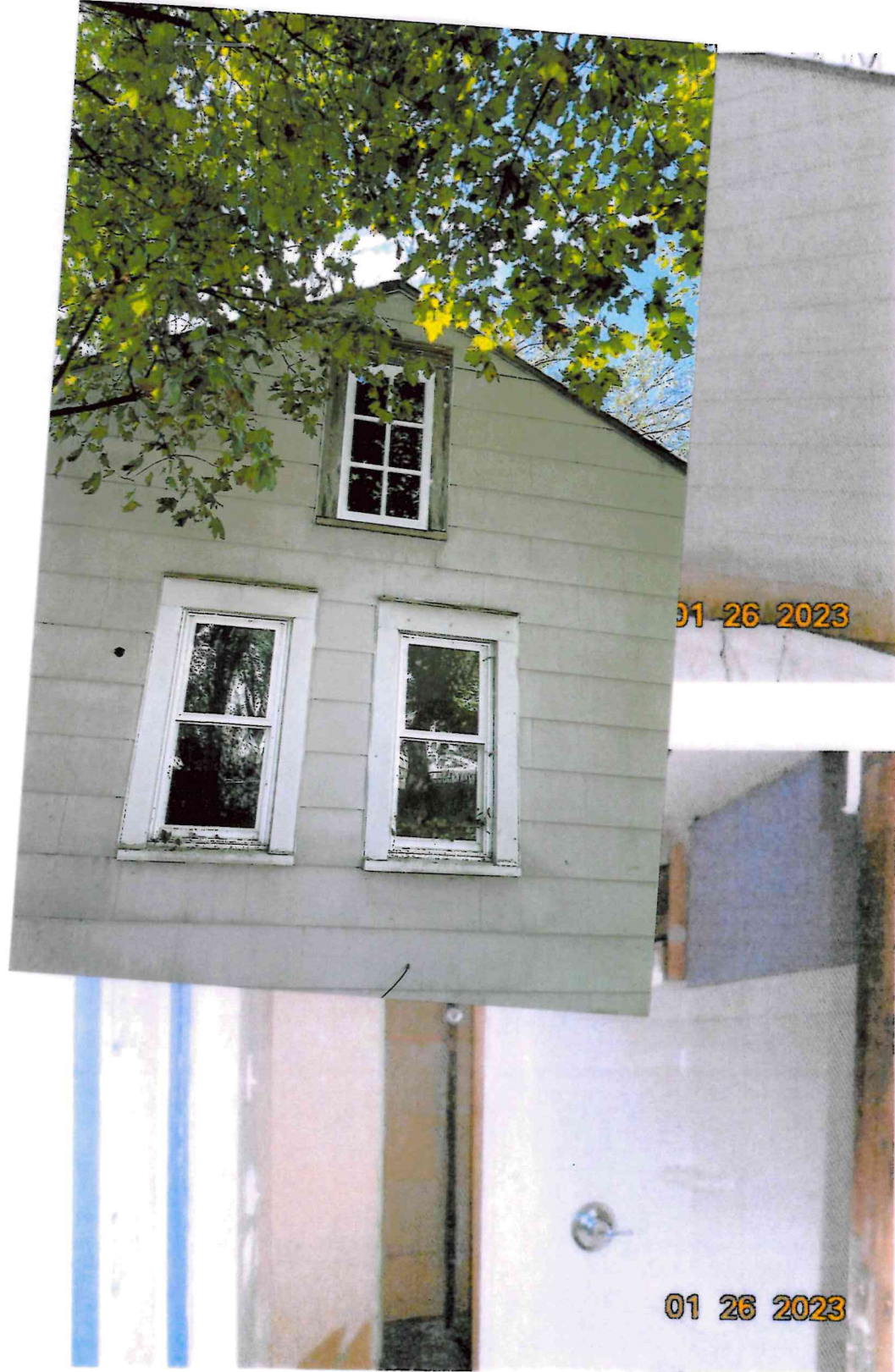
1044 Ontario St.



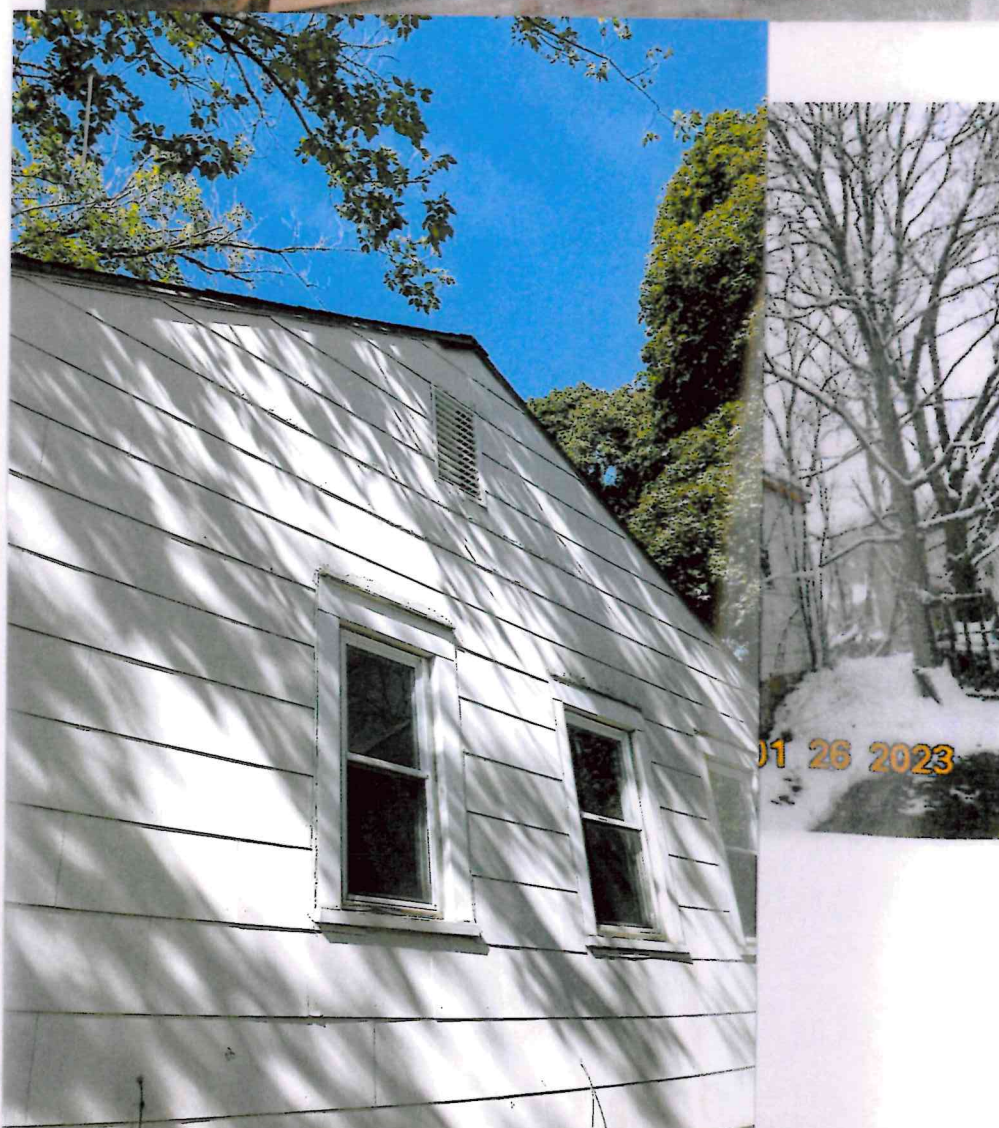
1044 Ontario St.



1044 Ontario St.



1044 Ontario St.



1044 Ontario St.



1044 Ontario St.

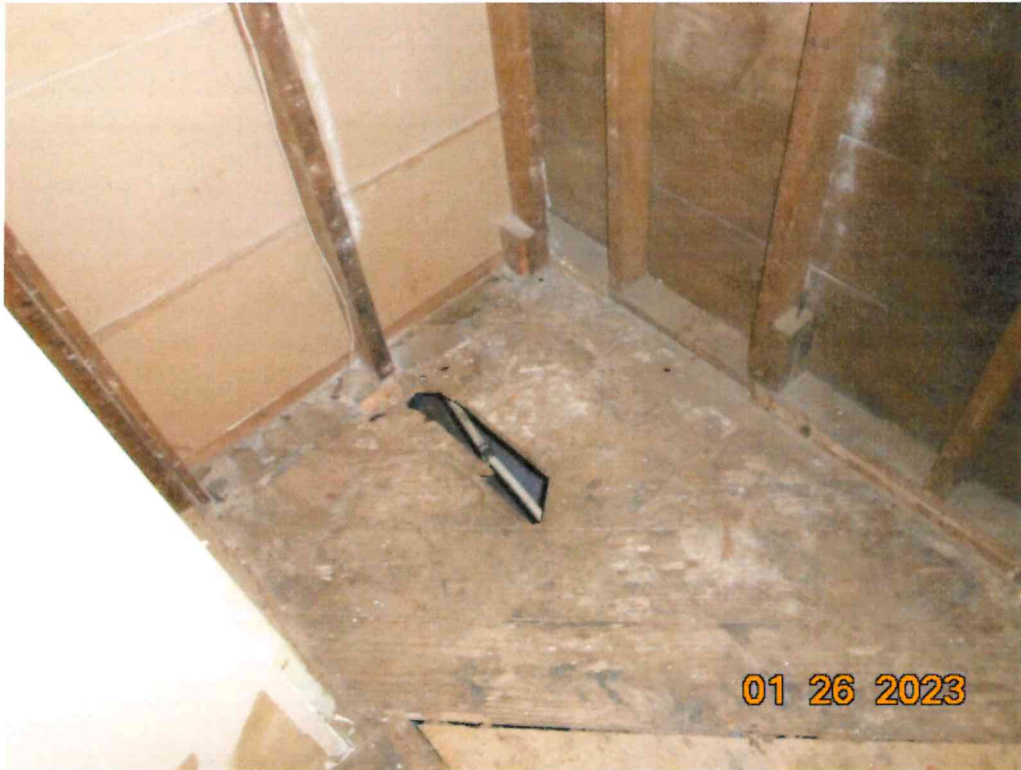




1044 Ontario St.



1044 Ontario St.



1044 Ontario St.



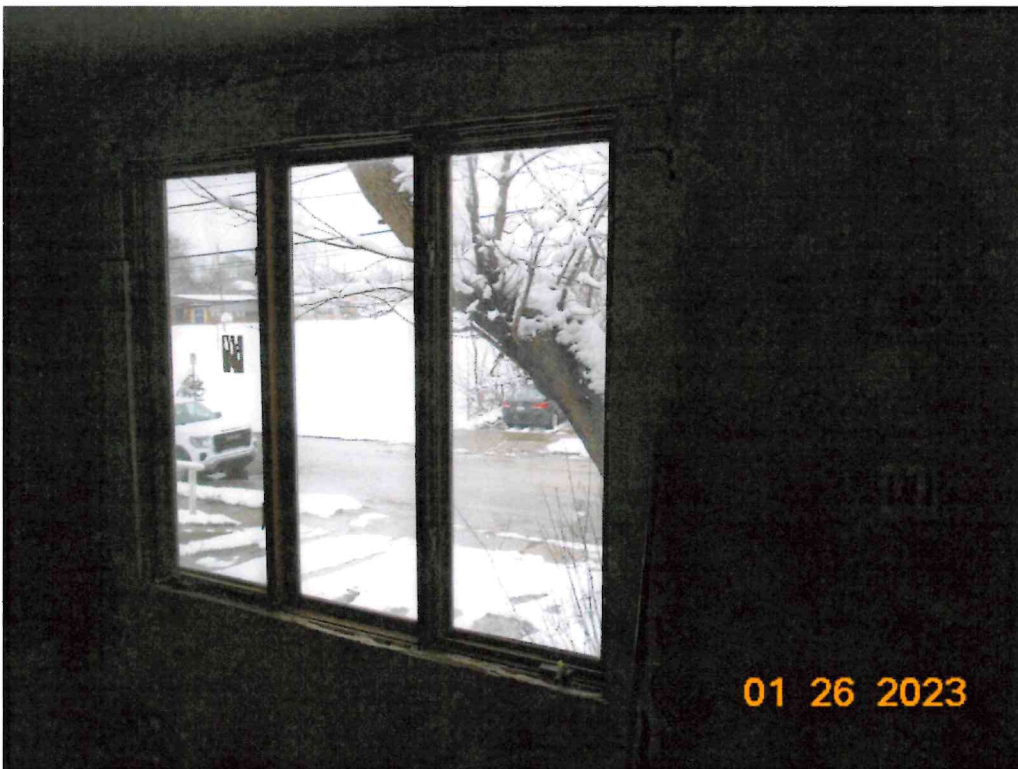
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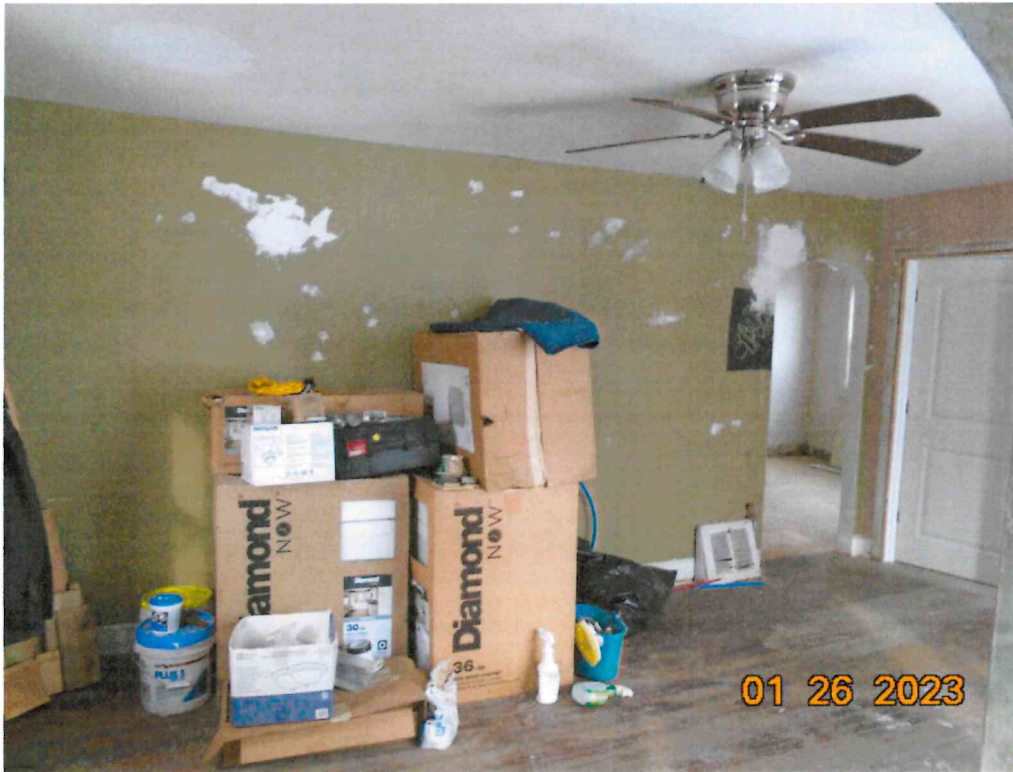
1044 Ontario St.



1044 Ontario St.



1044 Ontario St.



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

WHEREAS, the Code Compliance Officer has determined that the building located at 1044 ONTARIO ST., 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/19/2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 07/23/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on September 23, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1044 ONTARIO ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within ____ days from the date of this resolution, _____ 2024.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the

City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	122 S GRAND AVE.
PARCEL NUMBER:	33 01 01 16 401 151

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-004

LISTED TAXPAYER:	SUMMIT ASSOCIATES II LLC
INTERESTED PARTIES:	SUMMIT ASSOCIATES II LLC
SEV INFORMATION:	\$561,800.00
LAND VALUE:	\$89,800.00
BUILDING VALUE:	\$472,000.00
LOT SIZE:	132x136.125

HOUSING CODE VIOLATION LTR:	10/20/201616, 3/06/2019, 10/06/2022, 11/08/2023,10/05/2023
ORIGINAL RED TAG DATE:	10/20/2016
ZONING:	DT-3 URBAN CORE
ESTIMATE OF REPAIRS:	\$2,512,832.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOTS 9 & 10 BLOCK 111 ORIG PLAT
---------------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	10/14/2024	Referred - Committee Public Safety
Committee on Public Safety	10/22/2024	Set Show Cause Hearing
City Council	10/28/2024	Set Show Cause Hearing
Committee on Public Safety		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

122 S GRAND AVE. Lansing, MI

- **Title Information:**

- Summit Associates II LLC

- **Original Red Tag Date:**

- 10/20/2016
 - Reason(s) for red tag:
 - The building's exterior façade is deteriorating with spalling brick. A portion of the northwest overhang decking is deteriorating and falling. The ceiling in suite 122 is failing and letting in moisture which is leading to the production of plant life inside the building.
- SME engineering report received on June 5, 2023 notes structural integrity concerns.

- **Property Activity:**

- No Permits have been applied for to date.
- 4/25/2024 MSD hearing held, and tabled for 90-days.
 - Property representative testified affirming 90-days would be sufficient to get demolition permit pulled. No permit has been pulled.

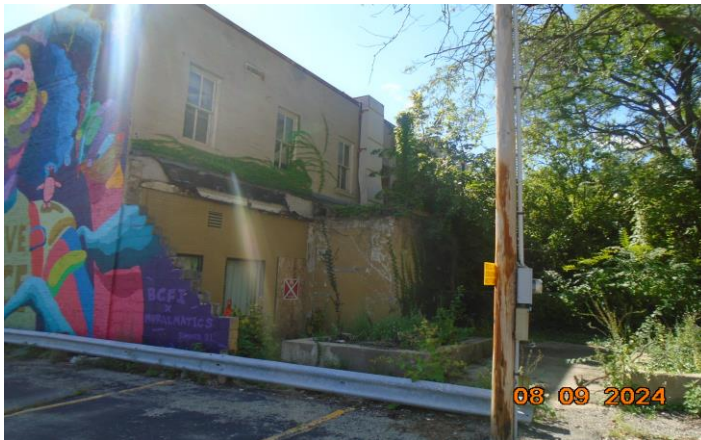
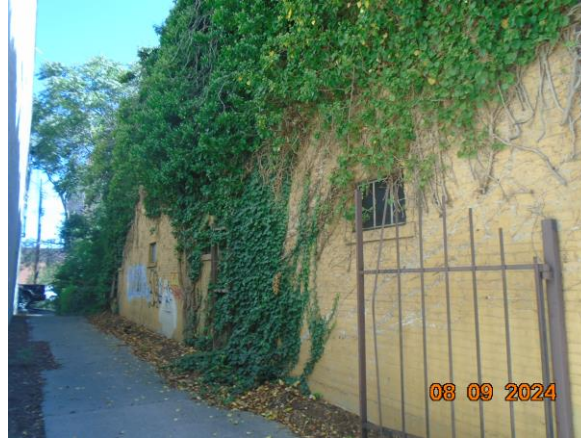
- **SEV & Cost of Repairs:**

- \$561,800.00 (SEV)
- \$2,512,832.00 (Cost of Repairs)

- **City Recommendation:**

- 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24



Past Inspection Photos





Andy Schor, Mayor

CITY OF LANSING

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 – Lansing, MI 48933-1238 (517) 483-4355

Jordan Hankwitz, Director

www.LansingMi.gov

Building Safety Office

SHOW CAUSE NOTICE

October 5, 2023

Summit Associates II LLC

2380 Health Drive S. W. Suite # 210

Wyoming MI 49519

Regarding: Parcel # 33-01-01-16-401-151

122 S. Grand Avenue, Lansing, MI

Dear Owner,

This letter is regarding the structure located at the above address. The structure has become so dilapidated and out of repair as to render the building unsuitable for its intended purpose and unfit for human occupancy.

As set forth by the Stille-Derossett-Hale Single State Construction Code Act, Public Act 230 of 1972 known as the 2015 Michigan Building Code with Amendments, and in particular sections 115 and 117 of the Michigan Rehabilitation Code for Existing Buildings 2015; the Building Official has declared the structure noted above to be dangerous and unsafe. To ensure the health, safety and welfare for you, your neighbors and the public, the City of Lansing and the State of Michigan require that the building be made safe or demolished. **Therefore, this letter serves as notice that you shall appear and show good cause within 5 business days of receipt of this letter and present a written plan for the abatement of all hazards to the Building Official.**



Andy Schor, Mayor

CITY OF LANSING

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 – Lansing, MI 48933-1238 (517) 483-4355

Jordan Hankwitz, Director

www.LansingMi.gov

Should you have any questions regarding this matter or would like to appeal this notice, as allowed under Section 113 of the Michigan Building Code 2015, please feel free to contact me at (517) 483-6837 or at Jon.Snyder@LansingMi.gov

The Building Safety Office appreciates your Cooperation in this matter.

Thank you,

Jonathon Snyder

Building Official

City of Lansing, Michigan

Cc: Jordan Hankwitz, Director EDP
Nicholas Montry, Deputy Director EDP
Jared Nisch, Fire Marshal
Jim Smiertka, City Attorney
Gregory Venker, Assistant City Attorney

October 5, 2023 122 S Grand Avenue

DO NOT ENTER UNSAFE TO OCCUPY

It is a misdemeanor to occupy this
building or to remove or deface this notice.

CITY OF LANSING
BUILDING SAFETY OFFICE

Jonathan Snyder

Building Inspector
517-483-4355



Andy Schor, Mayor

CITY OF LANSING

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 - Lansing, MI 48933-1238 (517) 483-4355

Jordan Hankwitz, Director

www.LansingMI.gov

Building Safety Office

SHOW CAUSE NOTICE

October 5, 2023

Summit Associates II LLC

2380 Health Drive S. W. Suite # 210

Wyoming MI 49519

Regarding: Parcel # 33-01-01-16-401-151

122 S. Grand Avenue, Lansing, MI

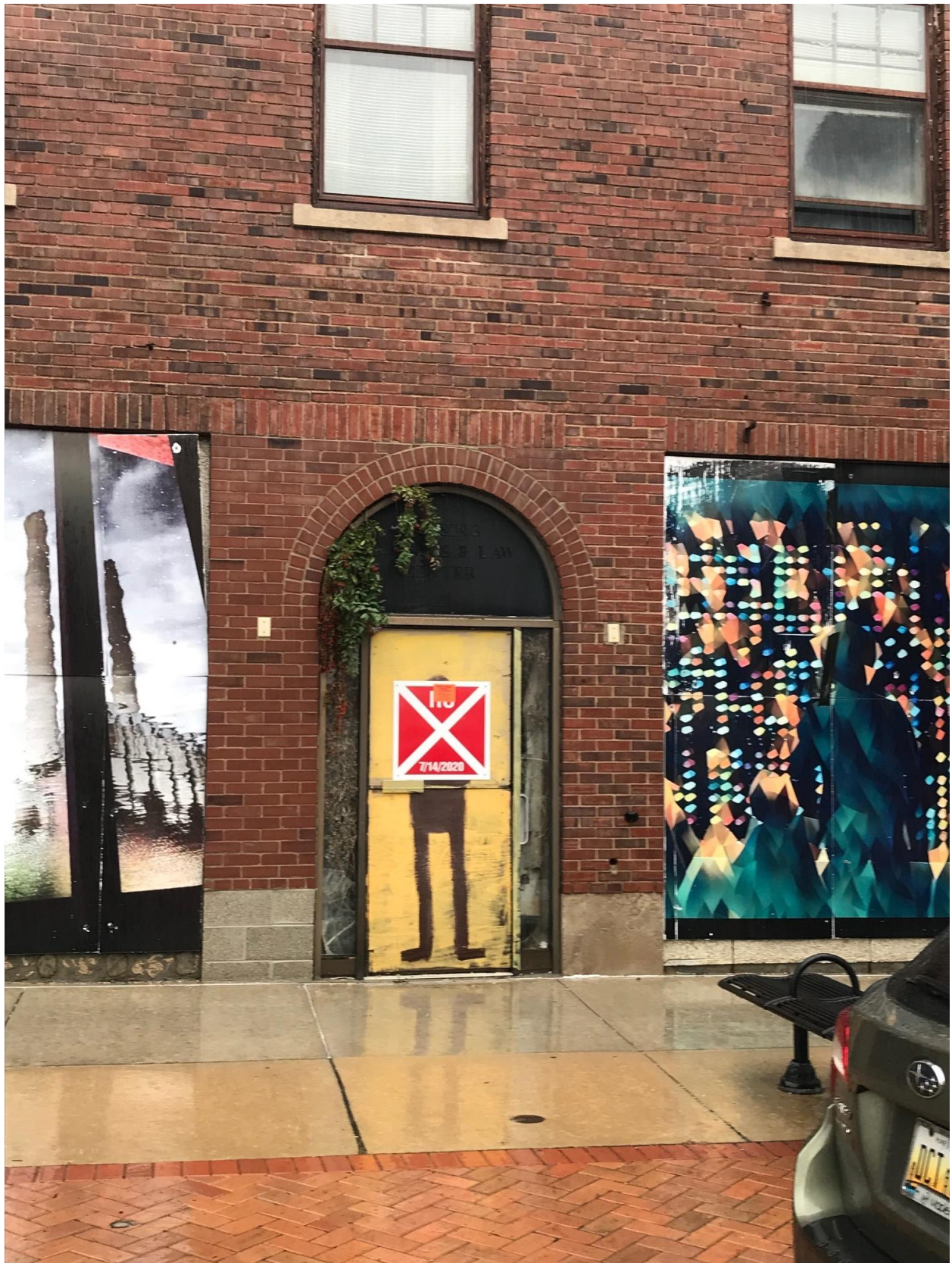
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Building Safety Office
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
INTEROFFICE MEMO

To: Jon Snyder, Building Official
From: Tom Barry, Building Inspector
Date: 12/13/2023
Subject: Request for demolition of 122 S. Grand Avenue

STATEMENT OF FINDINGS:

This building was tagged and deemed unsafe on 10/20/2016. This building constitutes threats to the life, health, and/or safety of the persons living near or visiting the dwelling.

Therefore, I am requesting this structure be demolished.

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

Total Cost to Remodel the Dwelling.....\$2,512,832.00

2024 Assessed Value of the Dwelling.....\$568,200.00

Jon Snyder
Const. Cost

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.	
SUMMIT PARTNERS	SUMMIT ASSOCIATES II L L C	0	04/27/2005	WD	21-NOT USED/OTHER	L3164-P724	Deed	0.0	
WALTER NELLER ENTERPRISES	SUMMIT PARTNERS	865,000	09/26/1997	WD	03-ARM'S LENGTH	2507/1075	Deed	0.0	
Class: COMMERCIAL-IMPROVE Zoning: G-1 BU Building Permit(s)									
School: LANSING PUBLIC SCHOOL DIST									
P.R.E. 0%									
MAP #: B -0111 -0050									
2024 Est TCV 1,136,406 TCV/TFA: 44.95									
X	Improved	Vacant	Land Value Estimates for Land Table CBD.CENTRAL BUSINESS DISTRICT						
Public Improvements			* Factors * 132 X 136.125						
Dirt Road			Description Frontage Depth Front Depth Rate %Adj. Reason						
Gravel Road			17969 SqFt 10.00000 100						
Paved Road			0.41 Total Acres Total Est. Land Value =						
X Storm Sewer			Value						
X Sidewalk			179,600						
X Water			179,600						
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									
Topography of Site									
X Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MNH	11/28/2017	SITE ONLY	2024	89,800	478,400	568,200			430,175C
SER	03/14/2017	DATA ENTER	2023	89,800	504,100	593,900			409,691C
JLV	06/10/1998	INSPECTED	2022	139,300	470,900	610,200			390,182C
			2021	139,300	455,500	594,800			377,718C

6/16/2016 CHANGED ADDRESS PER EMAIL FROM TOM LEACH. RW

BLDG EMPTY AT PURCHASE IN 1997

8/7/01 - NOTES FROM MTT COUNCIL CONFERENCE - OWNERS WAITING FOR INCREASE IN OVERALL MARKET AND PLAN TO DEMO BUILDING & DEVELOP LOT ALONG WITH ADJACENT PARCEL.



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Lansing, County of Ingham, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: VACANT Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Stories: 2 Story Height: 12 Perimeter: 532 Overall Building Height: 25 Base Rate for Upper Floors = 135.87 Storage Basement Basement, Base Rate for Basement = 45.57 (Basement Fireproofing Rate = 0.00) (10) Heating system: Package Heating & Cooling Cost/SqFt: 25.63 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 17.91 Adjusted Square Foot Cost for Upper Floors = 161.50 Adjusted Square Foot Cost for Basement = 63.48 Total Floor Area: 25,280 Base Cost New of Upper Floors = 4,082,719 Basement Area: 6,508 Base Cost New of Basement = 413,128 Reproduction/Replacement Cost = 4,495,847 Eff.Age:59 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/80 /70 /22.4 Total Depreciated Cost = 1,007,07 ECF (0225-DOWNTOWN-OFFICES) 0.950 => TCV of Bldg: 1 = 956,716 Replacement Cost/Floor Area= 177.84 Est. TCV/Floor Area= 37.84																											
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>High</th> <th>Above Ave.</th> <th>X Ave.</th> <th>Low</th> </tr> <tr> <td>** ** *</td> <td>Calculator Cost Data</td> <td>** ** *</td> <td>100% 0%</td> </tr> </table> Quality: Average Heat#1: Package Heating & Cooling Heat#2: Forced Air Furnace Ave. SqFt/Story: 12640 Ave. Perimeter: 532 Has Elevators: *** Basement Info *** Area: 6508 Perimeter: 368 Type: Storage Basement Heat: Forced Air Furnace * Mezzanine Info * Area #1: (No Rates) Type #1: Open Area #2: (No Rates) Type #2: Open * Sprinkler Info * Area: Type: Low				High	Above Ave.	X Ave.	Low	** ** *	Calculator Cost Data	** ** *	100% 0%	(11) Electric and Lighting: X Typical, Medical Offices, Class C																			
High	Above Ave.	X Ave.	Low																												
** ** *	Calculator Cost Data	** ** *	100% 0%																												
(1) Excavation/Site Prep: (2) Foundation: X Footings X Poured Conc. Brick/Stone Block (3) Frame: (4) Floor Structure: X Steel Joists, Flat Slab (5) Floor Cover: X Asphalt Tile X Carpet and Pad (6) Ceiling: X Acoustical Ceilings, Tile or Panels				(7) Interior: X Frame, Offices Buildings, Class C,D,S (8) Plumbing: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Many Above Ave.</th> <th>Average Typical</th> <th>Few None</th> </tr> <tr> <td>Total Fixtures</td> <td>Urinals</td> <td></td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> <td></td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> <td></td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> <td></td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> <td></td> </tr> </table> X Typical, Office Buildings (9) Sprinklers: (10) Heating and Cooling: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>X Gas Oil</th> <th>Coal Stoker</th> <th>Hand Fired Boiler</th> </tr> <tr> <td>X Package Heating/Cooling, Short Ducts</td> <td></td> <td></td> </tr> </table>				Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals		3-Piece Baths	Wash Bowls		2-Piece Baths	Water Heaters		Shower Stalls	Wash Fountains		Toilets	Water Softeners		X Gas Oil	Coal Stoker	Hand Fired Boiler	X Package Heating/Cooling, Short Ducts		
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X Gas Oil	Coal Stoker	Hand Fired Boiler																													
X Package Heating/Cooling, Short Ducts																															
(12) Miscellaneous: (13) Roof Structure: Slope=0 X Steel Joists, Steel Deck (14) Roof Cover: X Built-Up Composite				(40) Exterior Wall: Thickness Bsmnt Insul. X Brick, Block Back-Up, 12"																											

*** Information herein deemed reliable but not guaranteed***



Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 – Lansing, MI 48933-1238 – (517) 483-4355 – Fax (517) 377-0169
Jordan Hankwitz, Director
www.lansingmi.gov

Andy Schor, Mayor

Building Safety Office

DEMOLITION ORDER

October 27, 2023

Summit Associates II LLC
2380 Health Drive S. W. Suite # 210
Wyoming MI 49519

Regarding: Parcel # 33-01-01-16-401-151
122 S. Grand Avenue, Lansing, MI

This order is regarding the structure with a correction notice deeming it unsafe since October 19, 2016. As set forth by the STILLE-DEROSSETT-HALE- SINGLE STATE CONSTRUCTION CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code 2015 and in particular sections 115 and 117 of the Michigan Rehabilitation Code for Existing Buildings 2015; the Building Official has declared the structure noted above to be dangerous and unsafe. **Therefore, it is ordered the structure be demolished in accordance with the requirements of the Building Code and the Development Ready Criteria of the City of Lansing no later than 30 days following the receipt of this order.**

Should you have any questions regarding demolition permits that are required or would like to appeal this order, as allowed under section 113 of the Michigan Building Code 2015, please feel free to contact me at (517) 483-6837 or at jon.snyder@lansingmi.gov

Thank you,

Jonathon Snyder,
Building Safety Manager-Building Official

Cc: File:
Jordan Hankwitz, Director Department of Economic Development and Planning
Nicholas Montry, Deputy Director Department of Economic Development and Planning
Jim Smiertka, City Attorney
Gregory Venker, Assistant City Attorney

October 27, 2023



Andy Schor, Mayor

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 - Lansing, MI 48933-1238 - (517) 483-4355 - Fax (517) 377-0169
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Building Safety Office

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Thank you,

A handwritten signature in black ink, appearing to read "Jon Snyder".

Jonathon Snyder,
Building Safety Manager-Building Official

Cc: File:
Jordan Hankwitz, Director Department of Economic Development and Planning
Nicholas Montry, Deputy Director Department of Economic Development and Planning
Jim Smierka, City Attorney
Gregory Venker, Assistant City Attorney

Page 1 of 1



The Kramer Building
43980 Plymouth Oaks Blvd.
Plymouth, MI 48170-2584

T (734) 454-9900

www.sme-usa.com

June 5, 2023

Ms. Angela Brookins
Director of Investment Property Management
Granger Group, LLC
2381 Health Dr SW, Suite 210
Wyoming, MI 49519

Via E-mail: abrookins@grangergroup.us

Re: Short-Term Structural Integrity Assessment of Existing (Walter Neller)
Building
122 S Grand Ave
Lansing, MI 48933
SME Project No.: 092662.00

Dear Ms. Brookins:

SME conducted a limited structural integrity assessment (SIA) of the derelict Walter Neller Building, located at the referenced address. SME's prior SIA services and findings pertaining to this building were summarized in several previous letter reports to Granger Group since 2019.

This and prior assessments were in response to The City of Lansing's request for a Professional Engineer, licensed in The State of Michigan, to review the building's structural condition and report on the likelihood that it could safely remain standing until building demolition can occur, leading to future development, which, to SME's knowledge, has not been firmly established. As such, predictions regarding the building's structural integrity to safely remain standing have required regular updates.

This letter summarizes SME's updated SIA observations and findings associated with a March 31, 2023 site visit.

BACKGROUND

Originally constructed in 1938 for mixed commercial use, the Walter Neller Building is L-shaped in plan and contains roughly 12,600 square-feet of floor space. It has two stories, a basement, and flat roof, Photo Nos. 1 and 2.



PHOTO NO. 1: Aerial view of Walter Neller building (within L-shaped red polygon).

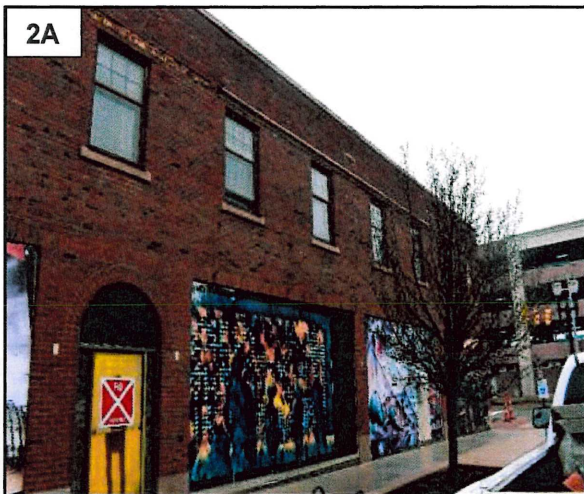


PHOTO NOS. 2A and 2B: Partial south elevation (looking east), 2A. Partial east elevation (looking southwest), 2B.

The building has been unoccupied and subject to very little or no maintenance for many years. Its entrances were secured to prevent unauthorized entry. Structural components and assemblages have deteriorated to various degrees.

SME's SIA's have been visual in-nature and limited to plainly visible interior and exterior surfaces and exposed building framing elements. Observations were sufficient to formulate a professional opinion about the building structure's short-term structural integrity to remain standing for a prescribed limited time.

For the earliest assessments, the time period for which findings were considered valid was limited to six-months from the date of each respective site visit. However, for the most recent previous assessment and current one reported herein, since future development plans have become protracted and remain

uncertain, a timeframe of one year between assessments was requested, provided the building's apparent structural condition could justify it.

ASSESSMENT PROCEDURES

SME's 2023 SIA services consisted of one site visit by two SME professional engineers, licensed in The State of Michigan and familiar with similar building structures in similar condition. Field assessment services were conducted March 31, 2023 in general accordance with ASCE/SEI 11-97, "Guide for Structural Condition Assessments of Buildings In Service".

The assessment was cursory and limited to plainly visible building elements that were easily accessible. Two above grade floor levels, the basement, and exterior walls were reviewed. It was not possible to gain convenient access to the roof or exterior catwalk balconies. However, in view of their apparent condition as seen from nearby vantage points, these items should not be considered safely accessible.

The building's structural condition appeared to worsen relative to earlier condition assessments. The following summarizes principal observations.

BUILDING INTERIOR

- Floor areas were covered with debris (ceiling tile, HVAC ventilation ducts, electrical wiring, etc.), Photo No. 3. This condition made the building's interior difficult to traverse. In some areas, debris entirely blocked travel.



PHOTO NO. 3: Floor area covered with debris; HVAC duct partially hanging from the ceiling.

- Exposed steel framing was corroded and exhibited varying degrees of surface corrosion and pack-rust formation, Photo Nos. 4 and 5.



PHOTO NO. 4: Supported floor framing with surface corrosion.



PHOTO NO. 5: Supported floor framing with surface corrosion and pack-rust formation.

- Active water leaks were evident at multiple locations, Photo Nos. 6-8. Material build-up (i.e., pack-rust formation, mineral deposits) on structural framing were found at many leak locations. These conditions were indicative of prolonged breaches in the building enclosure.



PHOTO NO. 6: Active leak (blue arrow) near beam-column framing.

- At two locations, a localized roof collapse led to ponding water on the second-floor, Photo Nos. 7 and 8.



PHOTO NO. 7: Ponding water on second-floor.



PHOTO NO. 8: Active leak (breach at roof level) and ponding water on second-floor (yellow rectangle).

- Holes in the roof, presumably for former mechanical equipment penetrations, permitted free access to the elements with high likelihood for progressive interior structural damage, Photo No. 9.



PHOTO NO. 9: Representative hole in roof (daylight shining through indicated by red rectangle).

- Anchorage between interior floor and roof framing to exterior walls, appeared well connected for the purpose of supporting interior vertical loads and for providing lateral support to walls.

- Basement walls did not exhibit readily apparent signs of structural inadequacy, Photo No. 10.



PHOTO NOS. 10A and 10B: Exposed portions of basement walls did not exhibit signs of structural inadequacy.

EXTERIOR OBSERVATIONS

SME's 2023 observations were consistent with referenced prior assessments:

- East and south wall brick masonry appeared to be in good condition. Issues representing possible safety concerns, flagged during SME's previous SIAs, have been addressed.
- Visual review of north and west exterior walls (building northwest corner) was limited due to ivy and other growth and an inaccessible ravine behind a chain-link fence, Photo No. 11.



PHOTO NO. 11: Ivy and other growth inhibiting view of north and west exterior walls (building northwest corner) and ravine (between chain-link fence and building) restricted observations of these walls.

- A steel framed balcony in this area may pose a risk of falling. It is recommended the balcony and area below remain restricted from access.

- Abandoned utilities, conduits, etc., in this area may also pose a risk of falling.
- The remaining west wall (south half) was largely covered by ivy partially concealing it from full view, Photo No. 12. Consequently, it was not possible to fully assess these wall areas. It is recommended the ivy be removed to provide an opportunity to better visually check this wall.



PHOTO NO. 12: Ivy growth partially concealed west wall south half.

CONCLUSIONS

SME's March 2023 site visit to visually assess the structural integrity of the Walter Neller Building focused on the primary question posed by GC and the Lansing Building Official, "Did the building have structural integrity to safely remain standing until demolition takes place?"

- In SME's opinion, the building does have inherent structural integrity to safely remain standing for some "period of time" without posing a safety risk to the public. However, due to active water ingress, collapsed utilities (building interior), and corroded steel framing, the likelihood of localized interior floor collapse has become more likely since previous SIAs.
- The "period of time" is not indefinite. Earlier SME SIAs recommended this building be reevaluated on a six-month and then one-year cycle, by a competent Professional Engineer, licensed in The State of Michigan. This assessment found building entry and interior travel to represent a higher level of safety concern than in the past. Hence, it is SME's opinion:
 - ***Subsequent assessments involving building entry will represent a greater degree of risk to personnel attempting them.***
 - The large amount of debris preventing reasonably unencumbered travel has increased. The danger of falling objects and/or shifting debris assemblages has grown. The level of risk associated with structurally impaired floor construction was not easily determined due to the large amount of debris covering floor areas. In areas where floors have been subjected to prolonged water infiltration, significant diminishment of their structural ability to safely support assessment personnel is possible, due to deleterious effects of many freeze/thaw cycles.
 - A deeper investigation into structural framing and concrete floor damage due to prolonged exposure to water leakage was beyond the scope of this SIA. However, such damage is likely progressively occurring and will increasingly result in a safety concern for any future interior building assessment travelers.
 - The primary building structure was intact. Therefore, it is likely the building can safely remain standing for another year without posing a risk to the public. There were many localized threats to the safety of anyone entering the building. It has become much less safe to enter than in the past. Future assessments involving entry of the building are not advisable and if made, should only be done with a high awareness of the potential for injury.
- There were ancillary safety concerns unrelated to the general structural integrity of the building, including:
 - Ivy covering some walls and concealing them from view is recommended to be removed to permit adequate visual review. Exterior areas in the rear of the building may represent a safety hazard due to potential for falling damaged roof and balcony materials. In general, these areas were restricted from pedestrian access by fencing. SME recommends restrictive access fencing be well maintained to protect prospective passersby from injury due to falling debris.

GENERAL COMMENTS

This report was prepared in accordance with generally accepted engineering practices. In the process of performing the assessment, procedures were followed that represented reasonable and accepted engineering practices. SME based findings on information and observations obtained at the time of the site visit and the preparation of this report. SME reserves the right to review new or additional information which may be discovered over time. This report does not reflect changes that may have occurred to the structure after the review as component deterioration continues to occur and will likely accelerate.

The findings presented in this report are not intended to guarantee future performance of the subject structural components and assemblages. This report provides recommendations and/or conclusions that conceptually address concern items. SME's judgments and this report do not address performance issues for other areas outside the scope of this assessment. No warranty of material or applications, expressed or implied, is offered by SME.

For any questions or if further clarification on any items presented in this report are required, please do not hesitate to contact the undersigned.

Sincerely,

SME

PREPARED BY:



Shayne Giordano, PE
Senior Project Engineer
MI-6201068195

REVIEWED BY:



Charley Ireland
Jun 5 2023 4:53 PM

R.C. Ireland, PhD, PE
Senior Consultant
MI-6201033608

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-004
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Matter of the building/structure at 122 S GRAND AVE. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$561,800.00
11. The cost to repair the building or structure to make it safe is \$2,512,832.00
12. The real estate is described as follows:

Parcel Number: 33 01 01 16 401 151

LOTS 9 & 10 BLOCK 111 ORIG PLAT, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building pursuant to MCL 15.539(j), therefore this matter is closed.

☐ The exterior of the building shall be maintained, including:

☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

☒ The building/structure shall be made safe or demolished on or before 9/23/24.

8/22/24
Date


Hearing Officer

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 122 S. Grand Avenue, Lansing, MI 48933

LEGAL DESCRIPTION: Lots 9 and 10, Block 111, Original Plat

PARCEL ID: 33-01-01-16-401-151

PROPERTY OWNER NAME: Summit Associates II LLC

PROPERTY OWNER ADDRESS: 2380 Health Drive SW, Suite 210, Wyoming, MI 49519

PROPERTY OWNER OTHER CONTACT:

Lindsey Leblanc
Director of Development, Granger
lleblanc@grangergroup.us
616-242-6566

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 122 S. GRAND AVENUE, 33-01-01-16-401-151, LOTS 9 AND 10, BLOCK 111, ORIGINAL PLAT, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Building Inspector red tagged the said structure on OCTOBER 20TH, 2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 28TH, 2024, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 23RD, 2024; and

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

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, [REDACTED], 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 122 S. GRAND AVENUE, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

INTRODUCTION OF ORDINANCE

Council Member _____ introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

Resolution #2024-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for _____, 2024 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 Section 404.14 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

a. Definitions.

As used in this section:

- 1. EV means an electric vehicle powered entirely or partially by electrically stored energy in a rechargeable battery.**
- 2. EV Parking Space means a parking space designated to provide direct access to an electrical charging station where an EV can be plugged in to charge.**

b. Use of EV Parking Spaces

When an EV charging station is operable and in service, an EV Parking Space for the charging station shall be occupied solely by an EV and shall not be used for any other parking or purpose. While parked in the EV Parking Space, EVs must be plugged into the charging station.

c. EV Parking Spaces Locations

When additional City parking restrictions simultaneously regulate the EV Parking Space, the person responsible for parking the EV must obtain all appropriate permits, pay for metered parking, and comply with all parking requirements.

d. Violations

Any person who violates subsection (b) or (c) hereof shall be responsible for a civil infraction and subject to penalties as established in Section 404.03.

e. Enforcement

Parking enforcement workers, pursuant to Section 404.04, and police officers are authorized to issue parking violation citations for violations of this ordinance.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

ORDINANCE NO. _____

**An Ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing
Codified Ordinances to add Section 404.15 to prohibit unregistered vehicles from parking
on any public roadway, including but not limited to any alley, street, or highway.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 Section 404.15 of the Codified Ordinances of the City of
Lansing, Michigan, be and is hereby amended to read as follows:

a. Parking Prohibitions

**No person shall park an unregistered motor vehicle on any public roadway, including but
not limited to an alley, street, or highway.**

b. Violations

**Any person who violates subsection (a) hereof shall be responsible for a civil infraction
and subject to penalties as established in Section 404.03.**

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
inconsistent with the provisions are repealed.

1 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid,
2 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than
3 the part so declared to be invalid.

4
5 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
6 immediate effect by City Council, and shall expire December 31, 2033.

7
8 Approved as to form:

9
10 _____
11 City Attorney

12
13 Dated: _____