

AGENDA

Committee on City Operations December 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 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>

UPDATED 12/02/2024

Council Member Jackson, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. November 20, 2024
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Claim Appeal #2064, C. Warren; 524 Avon Street; \$755
 - C. RESOLUTION - Claim Appeal #2112; A. Priest; 4417 Ballard Rd.; \$475 (board up fees)
 - D. RESOLUTION - Claim Appeal #2111, A. Priest; 4417 Ballard Rd.; \$1050 (red tag fees)
 - E. RESOLUTION - Claim Appeal #2109, A. Priest; 4417 Ballard Rd. ; \$2309 (trash fees)
 - F. RESOLUTION - Introduction and Set a Public Hearing; Amending Chapter 206, Preference for Local Bidders
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, November 20, 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
Charles Randall, Internal Auditor
Matt Staples, OCA
Glenn Lopez
Wesley Pandoff
Robert Hill
Deborah Mulcahey
Andy Kilpatrick, Director Public Service
Nicole McPherson, Public Service
Harry Kief, CDDM Corporation via Teams

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM NOVEMBER 6, 2024, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment; Glenn Lopez 1st Ward member of the Human Relations and Community Services Advisory Board; term to expire June 30, 2025

Mr. Lopez stated he grew up on the northside, born and raised in Lansing and his whole family has always been involved in the city one way or another. He is looking forward to continuing to get Lansing to its best.

Councilmember Hussain noted his first choice was the Police Commissioners, so why HRCS. Mr. Lopez stated he received a call from Ms. Solis and thought he'd be a good addition to this and any board. Committee consensus was in support, and all noted they know Mr. Lopez.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF GLENN LOPEZ AS 1ST WARD MEMBER OF THE HUMAN RELATIONS AND COMMUNITY SERVICES ADVISORY BOARD; TERM TO EXPIRE JUNE 30, 2025. MOTION CARRIED 3-0.

RESOLUTION – Redevelopment Area Liquor License for Pandoff-Hill Corporation dba Lansing DuckPin at 3224 E. Michigan Avenue, Suite G

Mr. Pandoff explained that duckpin bowling is a 16-foot lane with no oil, the pins are on strings ball a skeet ball size is used. They will serve alcohol but no food and be part of the social district in Frandor.

Councilmember Jackson asked where it's located and about parking. Mr. Pandoff answered near the red cedar project and the hotel has some parking below but there is also some around the side.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REDEVELOPMENT AREA LIQUOR LICENSE FOR PANDOFF-HILL CORPORATION DBA LANSING DUCKPIN AT 3224 E. MICHIGAN AVENUE, SUITE G. MOTION CARRIED 3-0.

DISCUSSION – Westside CSO work

Ms. Mulcahey expressed concerns with constant chaos in the westside area and lack of communication. Trees have been removed and trimmed, there are massive size equipment down the neighborhood streets, and her water is not safe to use. She acknowledged tonight's Public Service Board meeting this evening and plans to attend to hear them address the issues.

Ms. Contreres also expressed the lack of oversight on who is incharge, decisions that may not be necessary, and seeing massive machines going through the neighborhoods. Adding the amount of traffic and speeding because of the construction in the area.

Mr. Kilpatrick addressed he is only aware of trees being removed that were diseased and dead in the middle, they don't dictate the size of equipment needed and the sewers can be deep so bigger may be necessary. They always do a walk through in the neighborhood and when streets are narrow they might need to do some trimming. They are looking at other options for better communication, as they are aware some don't use social media or have access to internet, and open to suggestions. As the water is concerned he isn't aware of issues but that would have to be addressed by BWL. Lastly, traffic is trickier, it can be difficult to get a study done, they can look at speeding issues and traffic calming, however there are other neighborhoods already in line, and they would need a request/study for this particular neighborhood.

Councilmember Jackson asked if they cut trees to fit the equipment, Mr. Kilpatrick indicated he only knows of trees dying or diseased being cut down. Ms. McPherson added they did a walk through looking at trees and some did need trimming to fit the equipment, removal is for trees to close to the sewer trench and those identified by forestry. Councilmember Jackson asked if additional trees are anticipated, Ms. McPherson answered they did identify a few more not on the initial list due to disease and forestry will do a second evaluation and walk through.

Councilmember Hussain asked if tree restoration is planned and what is the timeline of this project. Mr. Kilpatrick confirmed a minimum of 1 to 1 but need to look at. AH – looking at more trees for restoration, it is a 4yr project but won't really know what 2026 will look like until after next year. Councilmember Hussain asked if it's a monetary decision on the communication aspect. Mr. Kilpatrick noted the issue is BSA is not up to date and if they do have a forward on mail, he believes it has to have name and not occupant/resident.

Councilmember Kost asked if EDP can provide, Mr. Kilpatrick believes it's the same information. Councilmember Kost mentions a traffic study over the summer on speeding down Michigan Avenue. Mr. Kilpatrick confirmed they pulled counts but it's a major street and don't do calming measures and its secondary fire route.

Ms. Mulcahey again expressed concern with two trees that were taken down.

RESOLUTION – Claim Appeal #2086, CDDM Corporation; 5910 S. Pennsylvania Avenue for \$629 in trash fees

Mr. Kief explained he's been the owner of the property for over 40 years, the property backs up to an apartment complex and they've been known to throw furniture over the fence. His manager noticed it and threw it back over, they do not have any couches at their property. Mr. Kief noted he never received any violation notice at his addresses, and that the amount owed is extremely high for one couch.

Councilmember Jackson stated there is an administration fee of \$265 and a minimum cost for removal. Mr. Montry confirmed the administration fee and the remainder was removal. Councilmember Jackson ask to hear from Claim Review, Mr. Randall noted the couch was on the property when notified and again when revisited. Councilmember Jackson asked about notification and if it is just the property or the property owner if address is different. Mr. Montry confirmed that the taxpayer of record was notified. Mr. Kief responded he didn't receive the violation notice but he always received tax information, so something didn't happen.

Councilmember Jackson passed the gavel to Councilmember Hussain.

MOTION BY COUNCIL MEMBER JACKSON TO REDUCE THE AMOUNT OWED TO \$300 FOR THE CLAIM APPEAL #2086, CDDM CORPORATION; 5910 S. PENNSYLVANIA AVENUE. MOTION FAILED 1-2.

Councilmember Hussain passed the gavel to Councilmember Jackson.

Councilmember Kost noted the staff report states Crutcher as the contractor but the invoice is from Eric's Refuse so who did it and noted no photo at the time of the violation. Ms. Richmond verified not photo in the Laserfiche program.

MOTION BY COUNCIL MEMBER KOST TO WAIVE THE ADMINISTRATION FEE OF \$265 FOR A TOTAL OWED OF \$364 FOR THE CLAIM APPEAL #2086, CDDM CORPORATION; 5910 S. PENNSYLVANIA AVENUE. MOTION CARRIED 3-0.

Councilmember Hussain mentioned to Mr. Kief this does not happen often, suggesting maybe a higher fence or cameras.

Mr. Kief asked how he will be notified of the final decision, Ms. Richmond noted she sends a letter of the Council determination and it will be sent to his Detroit address.

RESOLUTION – Introduction and Set a Public Hearing; Amending Chapter 206, Preference for Local Bidders

Councilmember Kost indicated he asked OCA to put this together, bidders come to Council and when they are an outside firm but using local subcontractors and don't get the opportunity to rebid or match. This lifts the cap and if they want to match or rebid the offer they can. They also included language for subcontractors in Lansing even if the corporation is based outside the city.

Councilmember Jackosn asked how they know they are using Lansing subcontractors. Mr. Randall noted they could add an audit clause to verify when invoiced. Committee consensus was more discussion is needed and asked OCA to review. Ms. Hagen-Lawrence said she would get the city attorney's opinion but possibly a breach of contract if subcontractors are not based in Lansing.

MOTION BY COUNCIL MEMBER KOST TO TABLES THE RESOLUTION FOR THE INTRODUCTION AND SET A PUBLIC HEARING; AMENDING CHAPTER 206, PREFERENCE FOR LOCAL BIDDERS. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:59pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Claim #2064

524 Avon Street, Lansing MI 48910

\$755

Parcel No. 33-01-01-21-477-185

B. Incident Date (per claim application) – 12-28-2023

C. Incident Date (per code report) – 11-15-2023

D. Taxes – Summer 2024

E. Filed Claim – 11-05-2024

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 10-16-2024

H. Referred to City Council – 11-05-2024

I. Referred to Committee on City Operations - 11-18-2024



RE: [EXTERNAL] Trash Violation 524 Avon Street

From Kumar, Venus <Venus.Kumar@lansingmi.gov>

Date Tue 11/5/2024 11:21 AM

To Colette Warren <warrencolette74@gmail.com>

Hello Ms. Warren.

I am in receipt of your appeal, and I will forward this on to the City Operations Committee. They will contact you regarding a date and time to discuss your claim with them. Please remember your landlord Mr. Lior will need to be present as he was with the CRC meeting.

Thank you,

Venus

From: Colette Warren <warrencolette74@gmail.com>

Sent: Tuesday, November 5, 2024 10:54 AM

To: Kumar, Venus <Venus.Kumar@lansingmi.gov>

Subject: RE: [EXTERNAL] Trash Violation 524 Avon Street

Good morning, I would like to appeal this decision for trash violation of \$755.00. As stated in my previous letter I called to get verification from city inspector Amy on several occasions do to me being disabled and in the hospital. She told me she couldn't go through each violation. Being in and out of the hospital I paid \$150 for someone to pick up any debris in my back yard from the letter sent. My landlord Lior sent someone told cut down trees in the backyard. The pictures sent to me doesn't match what was wasted therefore I'm appealing this decision.

Thank you for your time,

Ms. Warren



City of Lansing

OFFICE OF THE CITY ATTORNEY

RECEIVED JAN 05 2024

Claims Review Committee Form

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

NAME: Colette Wallace DATE: 1-3-2024
MAILING ADDRESS: 524 AVON ST. EMAIL: WALLACECOLETTE74@gmail.com
CITY: LANSING STATE: MI ZIP CODE: 48910
TELEPHONE: Home (734) 410-9361 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: 524 AVON ST. LANSING, MI 48910 PARCEL NO. 00242790 PIC DIST NO. 123-12847
DATE OF INCIDENT: 12/18/2023 AMOUNT YOU WERE BILLED: \$75.00
TOTAL AMOUNT YOU ARE CONTESTING: 175.00
TYPE OF ASSESSMENT: Trash 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.

An inspection was done on November 18, 2023 by Amy she sent a letter that it failed and I had to comply. I failed to get clarity on things. I didn't understand Amy told me she wouldn't go through everything itemized I just need to clean my yard. When asked how can I comply if I don't have understanding to remove items. But she replied again she will not explain every item. I then ask for pictures she said she hasn't downloaded yet, told me I needed to have my son walk around and just clean my yard. I then put in a call to Amy's supervisor and my landlord whom sent me the invoice. I share a driveway

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp
and paid someone to remove items from my yard so I'm not understanding why I receive this invoice. I also wrote a letter to my attorney

City Hall, 4th Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 16, 2024

Collette Warren
524 Avon Street
Lansing, MI 48910

Re: Claim – 524 Avon Street

Dear Ms. Warren:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$755.00 for a trash violation for property located at 524 Avon 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, 9th 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: 2064

DATE: 7/15/2024

PPN: 33 01 01 21 477 185
DATE SUBMITTED: 1/08/2024
ADDRESS OF VIOLATION: 524 AVON ST.
SILLY GOOSE LLC
LISTED TAXPAYER OF RECORD:
OTHER TAXPAYER OF RECORD:
CLAIMANT: WARREN, COLETTE
CLAIMANT'S ADDRESS: 524 AVON ST.
LANSING, MI 48910
TYPE OF ACTIONS CONTESTED: TRASH REMOVAL
VIOLATION DATE: 11/15/2023
NOTIFICATION DATE: 11/15/2023
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$755.00
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 12/04/2024 23-
T176
AMOUNT OF CLAIM: \$755.00

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

HISTORY: TRASH
VIOLATION
11/15/2023

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES:

This property was cited for trash violations on 11/15/2023 with a compliance due date of 11/22/2023. The officer rechecked the property on 12/01/2023 the violations were still present upon re-inspection the violations were then submitted to the contractor to abate. The contractor arrived on 12/04/2023 as noted in their pictures the violations were still present and they were removed. Proper notice was given to the owner and the occupant 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

Occupant
524 AVON ST
LANSING, MI 48910

Violation Date: 11/15/2023
Violation Location: 524 AVON ST
Parcel No: 33-01-01-21-477-185
Compliance Due Date: November 22, 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: Trash found in bags/boxes/barrels

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

Violation: Deteriorated metal product

Violation: Junk tire debris

Violation: Brush & Tree Limb 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.



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

RON HOLDINGS, LLC
517 W MADISON #10
Lansing, MI 48906

Violation Date: 11/15/2023
Violation Location: 524 AVON ST
Parcel No: 33-01-01-21-477-185
Compliance Due Date: November 22, 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: Trash found in bags/boxes/barrels

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

Violation: Deteriorated metal product

Violation: Junk tire debris

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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 AND DEBRIS CORRECTION NOTICE

SILLY GOOSE LLC
517 W MADISON AVE #10
LANSING, MI 48906

Violation Date: 11/15/2023
Violation Location: 524 AVON ST
Parcel No: 33-01-01-21-477-185
Compliance Due Date: November 22, 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: Trash found in bags/boxes/barrels

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

Violation: Deteriorated metal product

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

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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 12/01/2023

TAXPAYER: SILLY GOOSE LLC, 517 W MADISON AVE #10 LANSING, MI 48906

Location of Work: Enf Num: E23-12847

**Address: 524 AVON ST
Lot No:
Description:
Parcel No: 33-01-01-21-477-185**

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

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

Violation: Deteriorated metal product

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment:

none

Submitted By: Amy Castillo (517) 702 4751

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

124 W MICHIGAN AVE
LANSING, MI 48933-2500

Print Date: 07/15/2024

Enforcement Number: E23-12847

Enforcement Category: Trash

Location: 524 AVON ST

Pay by Account in Full

Total Balance Due: \$0.00

SILLY GOOSE LLC
517 W MADISON AVE #10
LANSING, MI 48906

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	\$265.00
490.00	Code Compliance	Trash - Contractor Charge	\$490.00

Total Balance Due: \$0.00

Questions? 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, 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. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: 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
ericorefuse@hotmail.com

INVOICE

BILL TO

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

INVOICE # 6258
DATE 12/11/2023

PROPERTY ADDRESS

524 avon

PARCEL NUMBER

33-01-01-21-477-185

Quantity

city:1hour 3 yards
first hour and 3 cubic yards

city:add cy
any after 3

city:tire
tire removal

12/4/23
6 yards
amy castillo
4 man crew
1 20 yard truck

1

3

4

300.00

30.00

25.00

300.00

90.00

100.00

BALANCE DUE

\$490.00















524 AVON ST LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-21-477-185



Customer Name: SILLY GOOSE LLC

Summary Information

> Residential Building Summary

- Year Built: 1914
- Full Baths: 1
- Sq. Feet: 1,001
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.124

> 3 Invoices Found, Amount Due: 0.00

> Assessed Value: \$29,900 | Taxable Value: \$27,930

> Property Tax information found

> 20 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

SILLY GOOSE LLC
517 W MADISON AVE #10
LANSING, MI 48906

Taxpayer

SEE OWNER INFORMATION

Legal Description

E 11 FT LOT 54 & W 25 FT LOT 55 TORRANCE FARM ADD

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

11/20/2024

[Recalculate](#)

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Summer	\$2,706.84	\$2,706.84	08/29/2024	\$0.00

General Information for 2024 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$27,930	S.E.V.	\$29,900
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$29,900

Tax Bill Number	No Data to Display	Last Receipt Number	00024400
Last Payment Date	08/29/2024	Number of Payments	1

Base Tax	\$2,687.52	Base Paid	\$2,687.52
Admin Fees	\$19.32	Admin Fees Paid	\$19.32
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$2,706.84	Total Paid	\$2,706.84

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$542.95	\$542.95
PUBLIC SAFETY	3.500000	\$97.75	\$97.75
LANS COM COLLEGE	3.769200	\$105.27	\$105.27
LANSING SCH DEBT	4.100000	\$114.51	\$114.51
LANSING SCH OPER	17.447800	\$487.31	\$487.31
LANSING SCH SINK	2.957500	\$82.60	\$82.60
INGHAM INTERMED	4.937800	\$137.91	\$137.91
STATE EDUCATION	6.000000	\$167.58	\$167.58
INGHAM CNTY SUM	6.780700	\$189.38	\$189.38
STORM DRAIN	0.260000	\$7.26	\$7.26
TRASH REMOVAL	0.000000	\$755.00	\$755.00
Admin Fees		\$19.32	\$19.32
Interest Fees		\$0.00	\$0.00
	69.193000	\$2,706.84	\$2,706.84

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

2023	Winter	\$384.71	\$384.71	01/04/2024	\$0.00
2023	Summer	\$1,858.90	\$1,858.90	08/18/2023	\$0.00
2022	Winter	\$311.12	\$311.12	01/06/2023	\$0.00
2022	Summer	\$1,290.71	\$1,290.71	08/22/2022	\$0.00
2021	Winter	\$320.46	\$320.46	02/03/2022	\$0.00
2021	Summer	\$1,244.58	\$1,244.58	08/23/2021	\$0.00
2020	Winter	\$314.37	\$314.37	02/09/2021	\$0.00
2020	Summer	\$1,239.20	\$1,239.20	08/26/2020	\$0.00
2019	Winter	\$290.50	\$290.50	02/10/2020	\$0.00

Load More Years

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Claim #2112

4417 Ballard Road, Lansing MI 48911

\$475

Parcel No. 33-01-01-31-405-021

B. Incident Date (per claim application) – 08-16-22 & 03-04-24

C. Incident Date (per code report) – 03/04, 02/01, & 01/24 2024

D. Taxes – Summer '24

E. Filed Claim – 07-19-2024

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 10-16-2024

H. Referred to City Council – 11-12-2024

I. Referred to Committee on City Operations - 11-18-2024

Alexander Priest

1461 E Williamson #2

Barton, Michigan 48529

METROPLEX MI 480

7 NOV 2024 PM 9 L



Lansing City Clerk office
124 W Michigan Ave, 9th Floor
Lansing Michigan 48933

48933-169599



Hello

My name is Alex Priest.

I am writing today to
appeal the decision of
the claims Review Committee
to Lansing City Council.

I am appealing claim
2111, 2112 & 2109.



RECEIVED JUL 19 2024

City of Lansing

OFFICE OF THE CITY ATTORNEY

2112

Claims Review Committee Form

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

NAME: Alexander Priest DATE: 7/19/24
MAILING ADDRESS: 1461 E Williamson Ave #2 EMAIL: alex@biztech.online
CITY: Barton STATE: MI ZIP CODE: 48529
TELEPHONE: Home () Work (813) 382 3310

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: 4417 Ballard rd PARCEL NO. 33-01-01-31-405021
DATE OF INCIDENT: 8/16/2022 & 12/14/2021 3/4/24 AMOUNT YOU WERE BILLED: 1425.00
TOTAL AMOUNT YOU ARE CONTESTING: \$956
TYPE OF ASSESMENT: Board up

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.

~~The~~ We were charged multiple board up fees. There was a \$400+ charge for a 1x1 octagon window to be covered up overcharge.

1 window 3x2 was covered up in the front of the house. Overcharge \$400 for 1 window cover up is ridiculous.

A description of the claims review process is available on our website at:



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 16, 2024

Alexander Priest
1461 E. Williamson, #1
Barten, MI 48529

Re: Claim – 4417 Ballard Road

Dear Mr. Priest:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$475.00 for a board up violation for property located at 4417 Ballard Road, 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, 9th 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: 2112

Richmond, Renee

From: Puente, Lynne
Sent: Wednesday, September 4, 2024 1:49 PM
To: Kumar, Venus
Subject: RE: 4417 BALLARD
Attachments: 4417 ballard.pdf; 100_0448 (1).jpg

He did not indicate on his claim what months he was trying to claim 7 assessments for 157.50 were added to the Summer 2024 taxes and he currently owes for April through August outside taxes.

He cannot file a claim for the August 16, 2023, board up as this was added to his Winter 2023 taxes he missed his deadline. He can only file for the 3/04/2024 board-up I have attached a copy of the pictures showing it secured. Our office has boarded this property 3 times he did not include February 1, 2024, or 9/26/2023 in his claim just August and March.

Lynne Puente

Administrative Assistant

Code Enforcement

Department of Economic Development & Planning

316 N. Capitol Ave. | Lansing, MI 48933

O: (517) 483-6078 | E: lpuente@lansingmi.gov

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



Andy Schor, Mayor

From: Kumar, Venus <Venus.Kumar@lansingmi.gov>
Sent: Tuesday, September 3, 2024 4:02 PM
To: Puente, Lynne <Lynne.Puente@lansingmi.gov>
Cc: Spousta, Courtney <Courtney.Spousta@lansingmi.gov>
Subject: RE: 4417 BALLARD

Hello Lynne,

Please send the Pro Soil invoice for the board up as well as any pics of the window actually boarded up. For the Red Tag fees, do you have additional invoices that add up to the amount of the claim (\$1,050.00)? The ones you included add up to \$752.00.

Thanks,

V

From: Puente, Lynne <Lynne.Puente@lansingmi.gov>
Sent: Tuesday, September 3, 2024 9:38 AM
To: Kumar, Venus <Venus.Kumar@lansingmi.gov>

Cc: Spousta, Courtney <Courtney.Spousta@lansingmi.gov>

Subject: RE: 4417 BALLARD

Please see the attached claims.

Lynne Puente

Administrative Assistant

Code Enforcement

Department of Economic Development & Planning

316 N. Capitol Ave. | Lansing, MI 48933

O: (517) 483-6078 | E: lpuente@lansingmi.gov

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



Andy Schor, Mayor

From: Kumar, Venus <Venus.Kumar@lansingmi.gov>

Sent: Friday, August 30, 2024 11:18 AM

To: Puente, Lynne <Lynne.Puente@lansingmi.gov>

Cc: Spousta, Courtney <Courtney.Spousta@lansingmi.gov>

Subject: RE: 4417 BALLARD

Lynne,

Yes please send me what you have for the 3/4/24 date and I will save this email to the file referencing his inability to file a claim on the 8/16/23 violation.

Thanks,

V

From: Puente, Lynne <Lynne.Puente@lansingmi.gov>

Sent: Friday, August 30, 2024 9:38 AM

To: Kumar, Venus <Venus.Kumar@lansingmi.gov>

Cc: Spousta, Courtney <Courtney.Spousta@lansingmi.gov>

Subject: 4417 BALLARD

I have been working on this claim for a couple of hours this morning. He filed a claim for board-up fees that stated the board up done on 8/16 & 3/04/2024. He just looked at his tax bill and picked dates he cannot file a claim for the 8/16/2023 claim it was placed on his winter tax bill it is too old.

Do you want me to finish processing it and say it is too old and just go with the 3/04/2024 date? He had 3 board-ups transferred onto taxes he did not include the other dates just the fee.

Please advise.

Lynne Puente

Administrative Assistant

Code Enforcement

Department of Economic Development & Planning

316 N. Capitol Ave. | Lansing, MI 48933

O: (517) 483-6078 | E: lpuente@lansingmi.gov

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



Andy Schor, Mayor

DATE: 8/30/2024

PPN: 33 01 01 31 405 021
 DATE SUBMITTED: 7/19/2024
 ADDRESS OF VIOLATION: 4417 BALLARD RD.
 LISTED TAXPAYER OF RECORD: PRIEST, ALEXANDER
 OTHER TAXPAYER OF RECORD: RAZMUS, BENJAMIN
 CLAIMANT: PRIEST, ALEXANDER
 CLAIMANT'S ADDRESS: 516 W KILBORN STREET
 LANSING, MI 48906-5022

 TYPE OF ACTIONS CONTESTED: BOARD UP
 VIOLATION DATE: 3/04/2024
 NOTIFICATION DATE: 3/04/2024
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$475
 CONTRACTOR NAME - INVOICE NO. - DATE: PRO-SOIL 4672 3/04/2024
 AMOUNT OF CLAIM: \$1,425.00

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

HISTORY:	BOARD UP 3/04/2024	BOARD UP 2/01/2024	TRASH REMOVAL 1/24/2024
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CITATIONS IN PREVIOUS YEAR:	BOARD UP 9/26/2023	BOARD UP 8/31/2023	BOARD UP 8/17/2023	CONSTRUC TION W/O PERMIT 8/31/2023
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CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES:

The premise officer arrived on 3/04/2024 to conduct the red tag monitoring inspection and found a window was open and accessible. The board-up crew was called to secure the property. this office recommends denial of the claim. this office would also like to note that the 8/17/2023 board-up was added to the Winter 2023 property taxes the claimant has missed the deadline to appeal that board-up.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Notice Printed: 03/04/2024

Emergency Board-Up Notice

PREIST ALEXANDER & RAZMUS
BENJAMIN
1971 E BELTLINE AVE NE STE 106
#503
GRAND RAPIDS, MI 49525

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

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: 4417 BALLARD RD
Parcel No: 33-01-01-31-405-021

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

First floor window / Basement windows

INSPECTORS NOTE: First floor octagon window.

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 108.1.5 (7) 109.2 of the Lansing Housing and Premises Code, Section 108 & 109 Emergency Measures.

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.

This dwelling has been declared, **UNSAFE AND DANGEROUS** 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.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4275 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Robert Walling Robert.Walling@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.

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933-2500

Print Date: 08/30/2024

Enforcement Number: E24-02137

Enforcement Category: BOARD UP

Location: 4417 BALLARD RD

Pay by Account in Full

Total Balance Due: \$0.00

PREIST ALEXANDER & RAZMUS BENJAMIN & RAZ
1971 E BELTLINE AVE NE STE 106 #503
GRAND RAPIDS, MI 49525

Quantity	Category	Description	Billed
1.00	Code Compliance	Title Search/Board-Up (Res) Admin Fee	\$265.00
210.00	Code Compliance	Title Search/Board-Up (Res) Cont Charge	\$210.00

Total Balance Due: \$0.00

Questions? Contact: Robert Walling (517) 483 4275

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
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. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: 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



BOARD-UP SERVICES, WORKER PAYSHEET
VENDOR ID V009180

PO Box 12217 Lansing, MI 48901 PHN:
517.267.8767 FAX: 517.2678767 www.ProSoil.us

INVOICE	DATE	TOTAL
4672	3/5/2024	

SERVICE DATE	SERVICE LOCATION	HOURS	FLAT FEE	Total	Service done	clocked in/out	Day	Name
3/4/2024	4417 Ballard Rd - Robert	\$ 1.50	\$ 140.00		Board up window through the siding because	In	Mon	Jack
1- 4x8 1/2 inch Plywood painted boards w/screws				\$ 210.00	of no trim.			





2024/03/04
10:22

4417 BALLARD RD LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-01-31-405-021



Item 1 of 4

[2 Images / 2 Sketches](#)

Customer Name: PREIST ALEXANDER & RAZMUS BENJAMIN

Summary Information

> Residential Building Summary

- Year Built: 1925
- Full Baths: 1
- Sq. Feet: 1,201
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.255

> Assessed Value: \$34,000 | Taxable Value: \$34,000

> Property Tax information found

> 30 Building Department records found

Important Message

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

Owner and Taxpayer Information

Owner

PREIST ALEXANDER &
RAZMUS BENJAMIN
1461 E WILLIAMSON
AVE UNIT 1
BURTON, MI 48529

Taxpayer

SEE OWNER
INFORMATION

Amount Due

Current Taxes: **\$7,758.54**

Legal Description

LOT 1 WOODRUFF 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

11/20/2024

[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	\$7,758.54	\$0.00		\$7,758.54

General Information for 2024 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$34,000	S.E.V.	\$34,000
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$34,000

Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0

Base Tax	\$7,509.04	Base Paid	\$0.00
Admin Fees	\$23.52	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total	\$7,532.56	Total Paid	\$0.00

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Tax Bill Breakdown for 2024 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$660.96	\$0.00
PUBLIC SAFETY	3.500000	\$119.00	\$0.00
LANS COM COLLEGE	3.769200	\$128.15	\$0.00
LANSING SCH DEBT	4.100000	\$139.40	\$0.00
LANSING SCH OPER	17.447800	\$593.22	\$0.00
LANSING SCH SINK	2.957500	\$100.55	\$0.00
INGHAM INTERMED	4.937800	\$167.88	\$0.00
STATE EDUCATION	6.000000	\$204.00	\$0.00
INGHAM CNTY SUM	6.780700	\$230.54	\$0.00
STORM DRAIN	0.260000	\$8.84	\$0.00
TAG LATE FEE	0.000000	\$52.50	\$0.00
BOARD UP FEE	0.000000	\$1,425.00	\$0.00
TAG MONITORING	0.000000	\$1,050.00	\$0.00
TRASH REMOVAL	0.000000	\$2,629.00	\$0.00
Admin Fees		\$23.52	\$0.00
Interest Fees		\$225.98	\$0.00
	69.193000	\$7,758.54	\$0.00

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

2023	Winter	\$1,027.74	\$0.00		\$1,027.74	** Read Note(s) Above
2023	Summer	\$1,835.66	\$1,835.66	08/02/2023	\$0.00	
2022	Winter	\$3,506.10	\$3,506.10	01/18/2023	\$0.00	
2022	Summer	\$2,133.98	\$2,133.98	01/18/2023	\$0.00	
2021	Winter	\$2,777.76	\$0.00		\$2,777.76	** Read Note(s) Above
2021	Summer	\$1,391.55	\$0.00		\$1,391.55	** Read Note(s) Above
2020	Winter	\$1,068.85	\$0.00		\$1,068.85	** Read Note(s) Above
2020	Summer	\$1,261.51	\$0.00	01/21/2021	\$1,261.51	** Read Note(s) Above
2019	Winter	\$385.21	\$0.00		\$385.21	** Read Note(s) Above

[Load More Years](#)

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Claim #2111

4417 Ballard Road, Lansing MI 48911

\$1050

Parcel No. 33-01-01-31-405-021

B. Incident Date (per claim application) – TBD

C. Incident Date (per code report) – 08-30-2019 - Present

D. Taxes – Summer '24

E. Filed Claim – 07-19-2024

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 10-16-2024

H. Referred to City Council – 11-12-2024

I. Referred to Committee on City Operations - 11-18-2024

Alexander Priest

1461 E Williamson #2

Barton, Michigan 48529

METROPLEX MI 480

7 NOV 2024 PM 9 L



Lansing City Clerk office
124 W Michigan Ave, 9th Floor
Lansing Michigan 48933

48933-169599



Hello

My name is Alex Priest.

I am writing today to
appeal the decision of
the claims Review Committee
to Lansing City Council.

I am appealing claim
2111, 2112 & 2109.

7/19

Sent to
Lynne

RECEIVED JUL 19 2024

City of Lansing
OFFICE OF THE CITY ATTORNEY

2111

Claims Review Committee Form

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

NAME: Alexander Priest DATE: 7/19/24
 MAILING ADDRESS: 1461 E Williamson Ave #2 EMAIL: alex@biztech.onla
 CITY: Barton STATE: MI ZIP CODE: 48529
 TELEPHONE: Home () _____ Work () 813-382 3310

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: 4417 Ballard Rd PARCEL NO. 33-01-01-31-405-021
 DATE OF INCIDENT: TBD AMOUNT YOU WERE BILLED: 1050.00
 TOTAL AMOUNT YOU ARE CONTESTING: 1050.00
 TYPE OF ASSESMENT: Reel fee fees

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.

Corry Corlly at the city has held up this entire project. I have multiple emails where he ~~states~~ fails us roofing & other permits for no reason. Then with no other work done has passed us. Larry is lazy & has not entered anything into our system for 8 months. I shouldn't have to pay because he can't wait to do his job.

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/claims_review_process.jsp

Richmond, Renee

To: Boak, Sherrie
Subject: RE: Claim 2111 for Comm. Mtg Next Week - 12/4 (4417 Ballard - Red Tag)

From: Burch, Linda <Linda.Burch@lansingmi.gov>
Sent: Monday, December 2, 2024 1:43 PM
To: Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Cc: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: RE: Claim 2111 for Comm. Mtg Next Week - 12/4 (4417 Ballard - Red Tag)

Please see below for my response. My last email response I thought I had proofread. Sorry.

At the time the new owner, Alex Priest filed the appeal, he had already paid the red tag monitoring fees for several months. Our records show that on May 23, 2024, he paid the tag fees for September, October, November, and December of 2023, and January, February, and March of 2024. That total is \$1,102.50. Fees for April, May, June and July of 2024 were an additional \$605.00. At the time he filed his claim in September, his balance should have been \$605.00. I am not able to determine exactly how he came up with a claim fee of \$1,050.00. The invoice that was included with the claim has fees that do not show a date for 7 months and then fees from April, May, June, July, and August that have an invoice number. The fees from April, May, June and July were transferred to taxes on November 12, 2024 and the fee from August was after his claim which are part of what he still owes.

Once the fees have been paid or transferred to taxes, we can no longer create an invoice.

I hope this helps.

Linda Burch
Principal Clerk
Code Enforcement
Economic Development and Planning
316 N. Capitol Ave. | Lansing, MI 48933
O: (517) 483-4361 | E: Linda.Burch@lansingmi.gov
Website | Facebook | Twitter | Instagram



From: Burch, Linda
Sent: Monday, December 2, 2024 1:27 PM
To: Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Cc: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: RE: Claim 2111 for Comm. Mtg Next Week - 12/4 (4417 Ballard - Red Tag)

Hi,

At the time the new owner, Alex Priest filed the appeal, he had already paid the red tag monitoring fees for several months. Our records show that on May 23, 2024, he paid the tag fees for September, October, November, and December of 2023, and January, February, and March of 2024. That total is \$1,102.50. Fees for April, May, June and July of 2024 were an additional \$605.00. At the time he filed his claim in September, his balance was Those fees were transferred to taxes on November 12, 2024. When he fled his claim in September his balance should have been \$605.00. I am not able to determine exactly how he came up with a claim fee of \$1,050.00. The invoice that was included with the claim has fees that do not show a date for 7 months and then fees from April, May, June, July, and August that have an invoice number. The fees from April, May, June and July were transferred to taxes on November 12, 2024 and the fee from August was after his claim which are part of what he still owes.

Once the fees have been paid or transferred to taxes, we can no longer create an invoice.

I hope this helps.

Linda Burch
Principal Clerk
Code Enforcement
Economic Development and Planning
316 N. Capitol Ave. | Lansing, MI 48933
O: (517) 483-4361 | E: Linda.Burch@lansingmi.gov
Website | Facebook | Twitter | Instagram



From: Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Sent: Wednesday, November 27, 2024 3:19 PM
To: Burch, Linda <Linda.Burch@lansingmi.gov>; Torres, Christina <Christina.Torres@lansingmi.gov>
Subject: FW: Claim 2111 for Comm. Mtg Next Week - 12/4 (4417 Ballard - Red Tag)

Good afternoon,

Can one of you look into this. I am not certain what Sherrie is asking for.

My guess is there were payments made and that is the reason for the discrepancy in the total due vs what was due.

Please help me understand. I am trying to provide Council with their request, but Again, I am not sure what that is exactly.

Thank you.

Regards,

Nicholas Montry
Deputy Director
Department of Economic Development and Planning

316 N. Capitol Ave. | Lansing, MI 48933
O: 517-483-4060 | E: Nicholas.Montry@lansingmi.gov
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



From: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Sent: Monday, November 25, 2024 11:44 AM
To: Montry, Nicholas <Nicholas.Montry@lansingmi.gov>
Cc: Richmond, Renee <Renee.Richmond@lansingmi.gov>
Subject: FW: Claim 2111 for Comm. Mtg Next Week - 12/4 (4417 Ballard - Red Tag)

Morning

Based on what happened at the last meeting on a Claim, I have looked into this one that will be before the Committee next week.

Please see the attached, and what appears to be the invoice for red tags back to April 2024, however the staff report (page 1) says it goes back to September 2023. Also the amount on the invoice is \$752, and the staff report and his Claim state \$1050. The lacking invoice might explain the difference in the amounts?

Can your office please look into this and provide our office with details by this Wednesday at 3 pm for so we will be able to clarify with the Committee in their packet.

Thanks

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 16, 2024

Alexander Priest
1461 E. Williamson, #1
Barten, MI 48529

Re: Claim – 4417 Ballard Road

Dear Mr. Priest:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1,050.00 for a red tag violation for property located at 4417 Ballard Road, 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, 9th 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: 2111

DATE: 8/30/2024

PPN: 33 01 01 31 405 021
 DATE SUBMITTED: 7/19/2024
 ADDRESS OF VIOLATION: 4417 BALLARD RD.
 LISTED TAXPAYER OF RECORD: PRIEST, ALEXANDER
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: PRIEST, ALEXANDER
 CLAIMANT'S ADDRESS: 1461 E WILLIAMSON AVE. UNIT 1
 BURTON, MI 48529
 TYPE OF ACTIONS CONTESTED: RED TAG MONITORING
 FEES
 VIOLATION DATE: 8/30/2019 TO PRESENT
 NOTIFICATION DATE: (OWNER PURCHASED
 7/21/23)
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$2,169.50
 CONTRACTOR NAME - INVOICE NO. - DATE: CITY OF LANSING
 MONTHLY SINCE 9/1/2023
 AMOUNT OF CLAIM: \$1,050.00

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

HISTORY:	BOARD UP 2/01/2024	BOARD UP 3/04/2024	TRASH VIOLATION 1/24/2024
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CITATIONS IN PREVIOUS YEAR:	BOARD UP 9/26/2023	BOARD UP 8/31/2023	CONSTRUC TION W/O PERMIT 8/31/2023
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CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES:

This property has been Red Tagged since 8/30/2019 due to fire damage the current owner purchased the property on 7/21/2023. Per ordinance all Red Tagged properties are to be billed a monthly monitoring fee every month the property is tagged. This office recommends denial of the claim.

CITY OF LANSING

124 W MICHIGAN AVE
LANSING, MI 48933-2500

Print Date: 08/29/2024**Enforcement Number:** E19-20040**Enforcement Category:** Safety**Location:** 4417 BALLARD RD**Pay by Account in Full****Total Balance Due: \$752.00**

PREIST ALEXANDER & RAZMUS BENJAMIN & RAZ
1971 E BELTLINE AVE NE STE 106 #503
GRAND RAPIDS, MI 49525

Nuisance Fee Invoice

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	BSO	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50
Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50

Invoice

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50

Number	Date	Due	Adjustments	Payments	Balance
00249389-CD	4/1/2024 12:0	5/1/2024 12:0	\$0.00	\$0.00	<u>\$157.50</u>

Invoice

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$150.00
1.00	Code Compliance Penalty	Penalty Fee - 30 Days Overdue	\$7.50

Number	Date	Due	Adjustments	Payments	Balance
00251910-CD	5/1/2024 12:0	5/31/2024 12:	\$0.00	\$0.00	<u>\$157.50</u>

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00254699-CD	6/3/2024 12:0	7/3/2024 12:0	\$0.00	\$0.00	<u>\$150.00</u>
Quantity	Category	Description		Billed		
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res		\$150.00		
Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00256909	7/3/2024 12:0	8/2/2024 12:0	\$0.00	\$0.00	<u>\$140.00</u>
Quantity	Category	Description		Billed		
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res		\$140.00		
Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259707	8/8/2024 12:0	9/7/2024 12:0	\$0.00	\$0.00	<u>\$140.00</u>
Quantity	Category	Description		Billed		
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res		\$140.00		
Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259709	8/8/2024 12:0	9/7/2024 12:0	\$0.00	\$0.00	<u>\$7.00</u>
Quantity	Category	Description		Billed		
1.00	Code Compliance	Code Compliance penalty fee		\$7.00		
Total Balance Due:					\$752.00	

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:

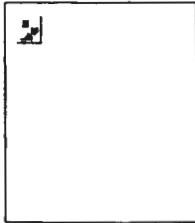
If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. 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



Economic Development & Planning Code Enforcement Office

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

Notice Printed: 08/30/2019

Unsafe and Dangerous Correction Notice

CHAPMAN COLLEEN J & CHAPMAN
ANDREW
4417 BALLARD RD
LANSING, MI 48911

Inspection Type:	Safety
Inspection Date:	08/30/2019
Compliance Due Date:	09/29/2019

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:	4417 BALLARD RD
Parcel No:	33-01-01-31-405-021

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.**

At the request of LFD a Safety Inspection was performed on this Dwelling. Due to the amount of clutter and debris in the dwelling I was not able to do a complete inspection. Please contact Officer Meredith Johnson at 483-6849 to schedule a complete inspection; all corrections must be completed before any further occupancy of the dwelling will be allowed.

INSPECTOR COMMENTS: Inspection was conducted with consent from Andrew Chapman (owner).

Due to the fire damage and condition of the property, a partial inspection was conducted. A complete inspection of the property must be conducted and all violations must be corrected before this property can be reoccupied. 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.

INSPECTOR COMMENTS: Fire damaged at kitchen.

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.

Claim #2109

4417 Ballard Road, Lansing MI 48911

Original CRC Amount Contested \$2629

Amount Contested on Claim Form \$1929

Parcel No. 33-01-01-31-405-021

B. Incident Date (per claim application) – 02/09/2024 – 03/20/2024

C. Incident Date (per code report) – 01-24-2024

D. Taxes – Summer 2024

E. Filed Claim – 07-19-2024

F. Claims Review Committee Hearing – Unknown

G. Claims Review Committee Letter – 10-16-2024

H. Referred to City Council – 11-12-2024

I. Referred to Committee on City Operations - 11-18-2024

Alexander Priest

1461 E Williamson #2

Barton, Michigan 48529

METROPLEX MI 480

7 NOV 2024 PM 9 L



Lansing City Clerk office
124 W Michigan Ave, 9th Floor
Lansing Michigan 48933

48933-169599



Hello

My name is Alex Priest.

I am writing today to
appeal the decision of
the claims Review Committee
to Lansing City Council.

I am appealing claim
2111, 2112 & 2109.

RECEIVED JUL 19 2024



City of Lansing

OFFICE OF THE CITY ATTORNEY

2109

Claims Review Committee Form

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

NAME: Alexander Priest DATE: 7/19/2024
MAILING ADDRESS: 1461 E Williams Ave #2 EMAIL: alex@biztech-online
CITY: Lansing STATE: MI ZIP CODE: 48524
TELEPHONE: Home () Work (813) 382 3310

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: 4417 Ballard Rd PARCEL NO. 331-01-01-31-405-02
DATE OF INCIDENT: 2/9/24 - 3/20/24 AMOUNT YOU WERE BILLED: 2629.00
TOTAL AMOUNT YOU ARE CONTESTING: 1929.00
TYPE OF ASSESSMENT: Trash

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.

Ben & myself received zero notice
that the trash was going to be
picked up I talked to meridiths
supervisor & he said the pick up
cost would be \$700.00. \$2364.00
is a unbelievable overcharge due to
the amount of trash that was there.
it was a small pile.

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=>



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 16, 2024

Alexander Priest
1461 E. Williamson, #1
Barten, MI 48529

Re: Claim – 4417 Ballard Road

Dear Mr. Priest:

Please be advised that with further review of your claim in the amount of \$2,629.00 regarding a trash violation at the above address, and has GRANTED a portion of your claim, in the amount of \$320.00. **Your new balance due is \$2,309.00.**

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release with both signatures, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

You 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, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim #2109

RELEASE

In consideration for the payment of \$320.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release. I, **ALEXANDER PRIEST** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 4417 Ballard Rd., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this _____ day of **November 2024**.

WITNESS:

CLAIMANT:

ALEXANDER PRIEST

Claim: 2109

RECEIVED SEP 03 2024

DATE: 8/30/2024

PPN: 33 01 01 31 405 021
DATE SUBMITTED: 7/19/2024
ADDRESS OF VIOLATION: 4417 BALLARD RD.
LISTED TAXPAYER OF RECORD: PRIEST, ALEXANDER
OTHER TAXPAYER OF RECORD:
CLAIMANT: PRIEST, ALEXANDER
CLAIMANT'S ADDRESS: 1461 E WILLIAMSON AVE. UNIT 1
BURTON, MI 48529

TYPE OF ACTIONS CONTESTED: TRASH REMOVAL
VIOLATION DATE: 1/24/2024
NOTIFICATION DATE: 1/24/2024
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,629.00
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 24-T183
2/9/2024
AMOUNT OF CLAIM: \$2,629.00

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

HISTORY:	BOARD UP 2/01/2024	BOARD UP 3/04/2024	TRASH VIOLATION 1/24/2024	RED TAGGED 8/30/2019
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CITATIONS IN PREVIOUS YEAR:	BOARD UP 9/26/2023	BOARD UP 8/31/2023	CONSTRUC TION W/O PERMIT 8/31/2023	BOARD UP 8/17/2023
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CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES:

This property was cited for a trash violation on 1/24/2024 with a compliance due date of 1/31/2024. The officer rechecked the property on 2/08/2024, upon inspection violations were found to be present the officer submitted the property to the City of Lansing trash contractor to abate. As noted in the contractor photos violations were present upon their inspection a clean-up of the property was performed. Proper actions were taken by both the officer and the contractor 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

PREIST ALEXANDER & RAZMUS BENJAMIN
1971 E BELTLINE AVE NE STE 106 #503
GRAND RAPIDS, MI 49525

Violation Date: 01/24/2024
Violation Location: 4417 BALLARD RD
Parcel No: 33-01-01-31-405-021
Compliance Due Date: January 31, 2024

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: Trash found in bags/boxes/barrels

Loose trash and debris

Violation: Deteriorated building materials

Violation: Trash found in bags/boxes

Violation: Garbage

Violation: Paper/Glass/Plastic/Metal/Cardboard 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



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
4417 BALLARD RD
LANSING, MI 48911

Violation Date: 01/24/2024
Violation Location: 4417 BALLARD RD
Parcel No: 33-01-01-31-405-021
Compliance Due Date: January 31, 2024

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: Trash found in bags/boxes/barrels

Loose trash and debris

Violation: Deteriorated building materials

Violation: Trash found in bags/boxes

Violation: Garbage

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

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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 02/08/2024

**TAXPAYER: PREIST ALEXANDER & RAZMUS BENJAMIN, 1971 E BELTLINE AVE NE STE 106 #503
GRAND RAPIDS, MI 49525**

Location of Work:

Enf Num: E24-00573

**Address: 4417 BALLARD RD
Lot No:
Description:
Parcel No: 33-01-01-31-405-021**

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

Loose trash and debris

Violation: Deteriorated building materials

Violation: Trash found in bags/boxes

Violation: Garbage

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

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 5

Authorized Cubic Yards: 20

Warning Comment:

Two piles of trash/building materials pieces

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

124 W MICHIGAN AVE
LANSING, MI 48933-2500

Print Date: 08/29/2024

Enforcement Number: E24-00573

Enforcement Category: Trash

Location: 4417 BALLARD RD

Pay by Account in Full

Total Balance Due: \$0.00

PREIST ALEXANDER & RAZMUS BENJAMIN & RAZ
1971 E BELTLINE AVE NE STE 106 #503
GRAND RAPIDS, MI 49525

Nuisance Fee Invoice

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	\$265.00
2364.00	Code Compliance	Trash - Contractor Charge	\$2364.00

Total Balance Due: \$0.00

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, 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. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: 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
ericorefuse@hotmail.com

INVOICE

BILL TO

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

INVOICE # 6326
DATE 02/11/2024

PROPERTY ADDRES

4417 Ballard RD

PARCEL NUMBER

33-01-01-31-405-021

city:1hour 3 yards	1	300.00	300.00
first hour and 3 cubic yards			
city:add hours	4	300.00	1,200.00
any hours after 1			
city:class 2	27	32.00	864.00
construction material after 3			
2/9/24			
30 yards			
Robert walling			
4 man crew			
1 20 yard truck			
1 packer			

BALANCE DUE

\$2,364.00





















4417 BALLARD RD LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-01-31-405-021



Item 1 of 4

[2 Images / 2 Sketches](#)

Customer Name: PREIST ALEXANDER & RAZMUS BENJAMIN

Summary Information

> Residential Building Summary

- Year Built: 1925
- Full Baths: 1
- Sq. Feet: 1,201
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.255

> Assessed Value: \$34,000 | Taxable Value: \$34,000

> Property Tax information found

> 30 Building Department records found

Important Message

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

Owner and Taxpayer Information

Owner

PREIST ALEXANDER &
RAZMUS BENJAMIN
1461 E WILLIAMSON
AVE UNIT 1
BURTON, MI 48529

Taxpayer

SEE OWNER
INFORMATION

Amount Due

Current Taxes: **\$7,758.54**

Legal Description

LOT 1 WOODRUFF 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

11/20/2024

[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	\$7,758.54	\$0.00		\$7,758.54

General Information for 2024 Summer Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$34,000	S.E.V.	\$34,000
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$34,000

Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0

Base Tax	\$7,509.04	Base Paid	\$0.00
Admin Fees	\$23.52	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total	\$7,532.56	Total Paid	\$0.00

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

Tax Bill Breakdown for 2024 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$660.96	\$0.00
PUBLIC SAFETY	3.500000	\$119.00	\$0.00
LANS COM COLLEGE	3.769200	\$128.15	\$0.00
LANSING SCH DEBT	4.100000	\$139.40	\$0.00
LANSING SCH OPER	17.447800	\$593.22	\$0.00
LANSING SCH SINK	2.957500	\$100.55	\$0.00
INGHAM INTERMED	4.937800	\$167.88	\$0.00
STATE EDUCATION	6.000000	\$204.00	\$0.00
INGHAM CNTY SUM	6.780700	\$230.54	\$0.00
STORM DRAIN	0.260000	\$8.84	\$0.00
TAG LATE FEE	0.000000	\$52.50	\$0.00
BOARD UP FEE	0.000000	\$1,425.00	\$0.00
TAG MONITORING	0.000000	\$1,050.00	\$0.00
TRASH REMOVAL	0.000000	\$2,629.00	\$0.00
Admin Fees		\$23.52	\$0.00
Interest Fees		\$225.98	\$0.00
	69.193000	\$7,758.54	\$0.00

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

2023	Winter	\$1,027.74	\$0.00		\$1,027.74	** Read Note(s) Above
2023	Summer	\$1,835.66	\$1,835.66	08/02/2023	\$0.00	
2022	Winter	\$3,506.10	\$3,506.10	01/18/2023	\$0.00	
2022	Summer	\$2,133.98	\$2,133.98	01/18/2023	\$0.00	
2021	Winter	\$2,777.76	\$0.00		\$2,777.76	** Read Note(s) Above
2021	Summer	\$1,391.55	\$0.00		\$1,391.55	** Read Note(s) Above
2020	Winter	\$1,068.85	\$0.00		\$1,068.85	** Read Note(s) Above
2020	Summer	\$1,261.51	\$0.00	01/21/2021	\$1,261.51	** Read Note(s) Above
2019	Winter	\$385.21	\$0.00		\$385.21	** Read Note(s) Above

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INTRODUCTION OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206 of the Lansing Codified Ordinances, Section 206.16, Preference for Local Bidders, to remove the upper threshold of \$1,000,000, and further clarify what bidders may have the opportunity to match the lowest qualifying bid from a non-Lansing bidder.

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

Resolution #2024-###

By the Committee on City Operations
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 Monday, _____, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

To amend Chapter 206 of the Lansing Codified Ordinances, Section 206.16, Preference for Local Bidders, to remove the upper threshold of \$1,000,000, and further clarify what bidders may have the opportunity to match the lowest qualifying bid from a non-Lansing bidder.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, _____, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an Ordinance of the City of Lansing, Michigan, to amend Chapter 206 of the Lansing Codified Ordinances, Section 206.16, Preference for Local Bidders, to remove the upper threshold of \$1,000,000, and further clarify what bidders may have the opportunity to match the lowest qualifying bid from a non-Lansing bidder.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

An Ordinance of the City of Lansing, Michigan, to amend Chapter 206 of the Lansing Codified Ordinances, Section 206.16, Preference for Local Bidders, to remove the upper threshold of \$1,000,000, and further clarify what bidders may have the opportunity to match the lowest qualifying bid from a non-Lansing bidder.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 206, Section 206.16, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

206.16. - Preference for local bidders or offerors.

Lansing-based businesses may be awarded a contract as the lowest responsive and responsible bidder under the circumstances specified herein.

(1) Definitions.

(a) *City resident(s)* means an individual whose primary place of residence is within the corporate limits of the City of Lansing as evidenced by voter registration address, driver's license address or State identification address or affidavit form developed by the City Attorney.

(b) *Good faith effort* means those demonstrable activities supported by documentation and results that verify the bidders attempts to reach the established goal.

(c) *Implementing department* means the City Department or Agency that has responsibility for oversight of a contract.

(d) *Joint venture* means a co-operation between two or more corporate bodies for a particular project in which they share the responsibilities and profits associated with the project.

1 (e) *Lansing-based business* means the physical and economic relationship to Lansing
2 determined evidenced by a building or office physically located in the City and the
3 payment of (1) City income taxes on the contractor's net profits, and (2) City property
4 taxes on a plant or office and equipment such as is ordinarily required for the
5 performance of the contract bid.

6 Any business physically located in Lansing which operates under a City-authorized tax
7 abatement or forgiveness program, or any other City-authorized tax credit program, is
8 still considered a Lansing-based business for purposes of this section.

9 (f) ***Lansing-based subcontractor* means any subcontractor, employee, or other person**
10 **who otherwise comes within the definition of Lansing-based business, and is or**
11 **will be a subcontractor to a bidder for a contract governed by this Chapter.**

12 (g) *Subcontractor* means a person or company that assumes, by secondary contract, some
13 or all of the obligations of an original contractor.

14
15 (2) Purchases under \$15,000.00. Pursuant to Section 206.03, departments purchasing
16 supplies, services procured under bid and construction items for less than \$15,000.00,
17 which are not purchased by use of a procurement card must solicit at least one quote from
18 a Lansing-based business unless no Lansing-based business providing the service, supply
19 or construction item can be identified. The procuring department will document efforts to
20 use Lansing-based businesses.

21 (3) Preference for Lansing-based businesses on contracts over \$15,000.00 ~~and under~~
22 ~~\$1,000,000.00~~. When sealed bids are received under Section 206.02 for purchases, supplies

1 and construction contracts greater than \$15,000.00 and ~~less than \$1,000,000.00~~, the
2 following shall apply:

3 (a) The person or business submitting the lowest bid shall be deemed the lowest bidder. If,
4 however, the lowest bidder is not a Lansing-based business, any Lansing-based
5 business with a bid within a specified percentage of the lowest bid that has been deemed
6 responsive and responsible under the purchasing ordinance shall be deemed the lowest
7 bidder if it agrees to reduce its bid to match the bid of the lowest bidder.

8 The percentage difference shall be established by Council resolution and may be
9 revised from time to time as Council deems appropriate.

10 (b) If a Lansing-based business refuses to reduce its bid to match the lowest bid, then the
11 next lowest responsible Lansing-based business with a bid within the established
12 percentage of the lowest bid shall be given the opportunity to reduce its bid to match
13 the bid of the lowest bidder. If the Lansing bidder agrees to reduce its bid to match the
14 bid of the lowest non-Lansing bidder, it will be deemed the lowest bidder and awarded
15 the contract.

16 **(c) If no Lansing-based business described in subsections (a) and (b) agrees to reduce**
17 **its bid to that of the lowest bidder, then the next-lowest bidding non-Lansing-**
18 **based business that has demonstrated in its bid submission that it will use any**
19 **Lansing-based subcontractors shall be given the opportunity to reduce its bid to**
20 **match the bid of the lowest bidder. If the non-Lansing bidder described in this**
21 **subsection agrees to reduce its bid to match the bid of the original lowest non-**
22 **Lansing bidder, it will be deemed the lowest bidder and awarded the contract.**

(d) If no responsive and responsible Lansing-based business **described in subsections (a) and (b) or non-Lansing-based business described in subsection (c)** within the established percentage of the lowest bid agrees to reduce its bid to that of the lowest bidder, then the contract shall be awarded to the person or business with the lowest, most responsive and responsible bid.

(e) Except for construction contracts, no contract awarded pursuant to this section shall be sublet in any manner that permits 50 percent or more of the dollar value of the contract to be performed by a subcontractor or subcontractors who do not meet the definition of Lansing-based.

(f) Any Lansing-based business awarded a contract pursuant to this section shall agree to make available to the City all records necessary to establish its eligibility and compliance with all City, state and local laws.

(4) Affirmative measures for enhancing Lansing-based businesses.

(a) The City may eliminate bid, performance, and payment bonding requirements when it deems appropriate for Lansing-based businesses, except for contracts for construction, alterations or repairs exceeding \$50,000.00, subject to the requirements of MCL 129.201.

(b) The City may allow for joint ventures or other documented business arrangements to enable Lansing-based businesses to meet bonding requirements for contracts greater than \$15,000.00.

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 the
3 part so declared to be invalid.

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

6