

AGENDA

Committee on Public Safety January 28, 2025 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 Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. December 10, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Jon Scott; At-Large member of the Board of Fire Commissioners; Term to expire June 30, 2028
 - C. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 308 E. Cesar E. Chavez Ave.
 - D. RESOLUTION - Set a Show Cause Hearing; Make Safe or Demolish; 5625 Kaynorth Road
 - E. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1232 N. Washington Ave.
 - F. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 204 E. Potter Ave.
 - G. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1023 Porter
 - H. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1300 W. Maple St.
 - I. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1723 Osband Avenue
 - J. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5141 S. Martin Luther King Jr. Blvd.
 - K. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1616 S. Cedar St.
- 6. Other**

L. DISCUSSION - 30 Oldest NEAT Properties and their Status- Economic
Development & Planning Office

7. Adjourn

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

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MINUTES

Committee on Public Safety

Tuesday, December 10, 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-excused

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Lisa Hagen-Lawrence, OCA

Greg Venker, OCA

Nick Montry, EDP Director

Rawley Van Fossen, EDP Director

Joe Neller, SIMTOB

Belinda Fitzpatrick

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM NOVEMBER 26, 2024, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Make Safe or Demolish; 122 S Grand Avenue

Council Member Kost noted that Code will high level overview first.

Mr. Van Fossen summarized recent items on the property. It has been red tagged for a time, there were two show cause hearings due to clerical error, but ultimately during the testimony at the Demo Board it was agreed upon demolition, and now it is to coordinate a timeline to remove. There has been no activity, and no permits pulled. They have met with owners on future plans and demolition activity. The department position as of today, again no permits or activity, and ask to move forward to make safe or demolish.

Ms. Lyndsy LeBlanc, director of the parent company, and confirmed met with EDP a couple weeks ago, and concurred there is no salvaging it. Over the years there were development plan that have fallen through and understand now against timeline. Have applied for a 10 day abatement and working through some snags to work through. Once obstacle is the cost to demo, is highly value, if going to

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invest and want to do a project. Will meet with Brownfield Authority in January with a plan of what they want to do. Hoping a downtown development with residential. Understand building can't stay up, but understand the biggest cost is taking out foundations, so asking for consideration on that requirement. With Brownfield, to start new construction would until October roughly 2025, so are interested in possibly putting up a bond. Mr. Van Fossen said demolition standards are for foundations to be removed and filled in, unless there is a plan to be built. From what they have seen, removal of the foundation could compromise the right of way, and if that is there is costs. They could work with 30-60 days if there is plan. One discussion was keeping foundation, infill, and could they put up a bond, and if they do not do something the City can use that. Mr. Venker stated he was made aware of the discussion; they are stuck with law and the Make Safe or Demolish of Council. There is no legal basis to have a bond or advance for the final step, so to some extent could the council include in its resolution include that if no longer dangerous to be near or on. Would like to look more into this. This would require some kind of acknowledgement by Council, cannot be done administratively. Ms. LeBlanc state it is a large cost from taking out foundation, which impacts street and sidewalks. When come in with new building will need new foundation, so cost effective to do the work all at the same time. Ask the City to work with the owner. Council Member Kost asked if tear down the structure, and leave foundation before 60-day deadline, would that be considered in compliance. Mr. Van Fossen, from building safety standards, no, because State standards state foundation required. They would not be able to final out the demolition permit. At end of 60-day mark is to make safe demo is permit pulled, active and then finale out. So, at that point they would then have to ask to come in remove on City cost. Council Member Kost acknowledged it is valuable but cannot be valuable if it has sat the way it is for years. It is an eyesore and feels strong to move forward with 60 days make safer or demolish, and understand the owner concerns. The city cannot play out for the next year to if the building is coming down. Ms. LeBlanc confirmed the building is coming down, they are just looking for a bond for the foundations so the City can then use those funds. Council Member Pehlivanoglu asked EDP if tearing down building no foundations goes against State, and Mr. Van Fossen confirmed. Council Member Pehlivanoglu asked Ms. LaBlanc why it can't be done. Ms. LaBlanc stated they can do it; it is the cost of doing the work twice – removal and then put back in in 2025. To abate building \$500,00, foundations is an additional \$700,000, creating a significant cost. The building has ties when bequeathed to owner form his father but have already met with the DLI on great ideas. They want to put up a significant building, but don't want to do something meaningless, and so asking the city to work with the owners. Council Member Pehlivanoglu acknowledged but struggled with taking another year. With homeowners they tell them they will not hold up the process to live in, and in this case dealing with something that has been on the list for over a decade. Not feeling comfortable with a bond, since there is no legal basis. Ms. LaBlanc, it will be safe for a year, in that intervening time, there will not be a building there, just asking not to remove the foundations. In that time, it can be crushed stone or grass, whatever Council wants. They will make safe, only exception will be foundations under the ground. Council Member Kost spoke in frustration on lack of action on the property and conditions. Council Member Pehlivanoglu asked OCA, if move forward with a bond situation, would that open the city up to other companies and buildings, would entice them to do something similar. Mr. Venker stated that being that there is no process already, it would be an exercise of discretion. Council Member Pehlivanoglu stated that she did not want to set this as a standard.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH 122 S. GRAND AVENUE WITHIN 60 DAYS. MOTION CARRIED 2-0.

DISCUSSION- Littering Ordinance - OCA

Council Member Kost spoke to OCA and asked them to discuss the changes in State law, and if the city can make changes. Mr. Venker stated that the State law does not benefit Lansing and cannot be adopted by reference. There was a change this year, NREPA, which contains criminal prohibitions, and none of those are ones that the City through ordinance can reference. There are some the City can adopt via reference such as uniform traffic code, criminal code, etc. NREPA does not contain a section where "you adopt this by reference". The City is allowed to adopted ordinances, only if punishable by over 90 days and fined. The section adopted by the State is well beyond that. This law

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does apply in Lansing and LPD can cite that, but that would be held in the courts in the County. Under home rule city act, any criminal ordinance the City is capped at a \$500 fine.

Council Member Kost asked OCA how does the City enforce. Mr. Venker stated witness the dumping, or have a witness that saw the dumping. They will need the person to also admit dumping, to have reasonable doubt. Council Member Kost presented an example of a situation where there is a camera on a dumpster where they witness someone dumping trash, would that be enough evidence. Mr. Venker stated that there would need to be a license plate, the person gets out matches the description of the owner of the vehicle, and need LPD to make contact with that person to get an explanation. These are not statements on behalf of prosecutors, these are just examples of possibilities. Council Member Kost asked OCA if there is anything they can recommend to strengthen the current City ordinance. Mr. Venker asked for time to think about it.

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning

Mr. Van Fossen submitted an updated list, and Council Member Kost noted the list has an error, where it was not referred to Council on 12/6 but will be 12/16/2024. Mr. Van Fossen stated the City will get five (5) on 12/16/2024 and 1324 N Walnut was before Council in August and no work was done, so they are working on demolition. There are homes with active permitting, and on a monthly basis they evaluate monthly to determine if additional action needs to be taken. If there is active construction, they let those continue because they want it to be made safe. This information is also available to the public via BS&A, and can take any direct questions. Council Member Van Fossen note that when they see people living in one of these properties, it tells EDP they need to ask more questions; have they done the work and not contacted EDP, or are they living in what was illegal. Council Member Kost that is a key point, because there are some beautiful homes and they might have taken the action just not contacted EDP to close. Mr. Van Fossen stated their office could pursue “nudge” to the owners to see what has been done since there is still an open enforcement. He added that when there is a red tag on files, they then see people are there, they notify LPD to assist in enforcement in removing people if it is unsafe red tagged.

OTHER

No other topics of discussion.

Ms. Carlisle asked what NEAT, is Neighborhood Enforcement Action Team. It has a fee charge and has to be vacant for 90 days.

ADJOURN

Adjourned at 4:44 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	11/17/2022 Updated 6/17/2024
First Name	Jon
Middle	Nicholas
Last Name	Scott
Date of Birth	
Address	4616 Burchfield Ave
City	Lansing
State	MI
Zip Code	48910
Email	
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 2
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Best Phone Number to Contact You	2488817829
In what year did you move to Lansing?	2021
Additional Information Regarding Experience and Credentials	I have served in multiple government roles including an internship at the City of Detroit working in tax policy. I have extensive experience in community outreach throughout my lifetime, and currently am the chair of Alpha Phi Alpha's Kappa Delta Lambda Chapter's Food Pantry, where I coordinate deliveries to elderly individuals who suffer from food shortages. I am a member of the NAACP of Lansing, as well as Creative Director for Black Wall Street of Lansing--a nonprofit that helps promote Black businesses in the City of Lansing.
Occupational Background	I have experience in property management, financial management, and sales. Many of my roles have included working with state and local government--including a where I spoke to IT leaders in both state and local government as well as public higher universities to determine if new IT Service Management software is necessary. Currently, I work at TIAA CREF as a 529 Financial Consultant. My role is financial education around 529 accounts into the Michigan Education Saving Program, MESP. Previously, I worked at BS&A Software where I assisted with local government clerks, deputy clerks, city managers, treasurers and deputy treasurers with our financial management software.
Educational Background	I have a bachelor's degree from Central Michigan University in Political Science. I spent most of time studying both state and local government as well as international relations.
Previous Appointments	N/A
Current Appointments	N/A
Please attach a resume if available.	<i>File(s) attached:</i>  Scott_Jon_Resume_Nov_2022.pdf
First Choice for Board to Serve on	Fire Commissioners
Second Choice of a Board to Serve on	Diversity, Equity, & Inclusion (DEI) Advisory Board
Third Choice of a Board to Serve on	Parks Board
Third Choice of a Board to Serve on	Board of Public Service

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 feel like as a citizen of Lansing for the past year and a half I've had the unique privilege of learning more about the City and the people in it. I've interacted with many in the community, from those at the highest levels to those collecting food from the Greater Lansing Food Bank. To be clear, I want to serve my community and I have the skills to do so. As a member of any board, I will bring my governmental financial management experience I ascertained from working with local governments across the midwest and eastern part of the country. This includes working with cities, villages, and counties on their budgets as well as keeping track of their accounts payable, and accounts receivable these government units collected from citizens and businesses through the use of my employer's (at the time) software. In sum, I bring an expertise of financial management.

Additionally, I have a extensive background in boards and government in general from my time working as an intern in the Mayor's Office of Detroit, as well as from my Political Science degree. I have a great understanding of how government works and the various research behind stakeholder's motivations and needs.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.

N/A

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.

Jon Scott

Date & Time 11/17/2022 12:00 PM (EST)

Receive an email copy of this form. Yes

Jon Scott

◆ scottjon32@gmail.com (248) 881-7829 □ LinkedIn: Jon Scott

Education

Central Michigan University

Political Science B.S. 3.96 GPA

Mount Pleasant, MI

Graduated 2019

Academics Awards: Dean's List (GPA 3.5 and above), President's List (4.0 GPA for semester)

Certificates: University of Georgia 3-Course Governmental Accounting Program, Google Data Analytics Certificate, IBM's Introduction to Cloud Computing

Activities: Alpha Phi Alpha Fraternity Inc., Annual Giving Alumni Donations.

Experience

TeamDynamix

Inside Sales Representative

WFH

Nov 2022–Present

- Initiating outreach and driving pipeline for future sales opportunities
- Identifying opportunities that are ready to buy by leveraging various software tools including Google ads, LinkedIn Sales Navigator, and DemandBase
- Facilitate conversation between Chief Information Officers, Enterprise Architects, and other top technical leaders in higher ed, state and local government, K-12, and corporations

15Five

Sales Development Representative (SDR)

WFH

July 2022–Present

- Attained or exceeded monthly quota each month. I was one of 5 SDRs out of 20 to reach quota in September and the newest (most recent hire) of the 5 SDRs to do so. In addition, I am one of only 2 outbound SDRs who made quota the past 2 months.
- Built a quarterly pipeline of 249K in 2 months by dramatically exceeding average deal size for each opportunity.
- Completed around 200 tasks a day split between call, email, and LinkedIn
- Regularly exceeded 100 cold calls a day.
- Selected to lead the daily SDR stand-up meeting only 2 weeks after hire.
- Currently the team's go-to source for how to personalized outreach to prospects.
- Leader in most cold-calls per month.

BS&A Software

Financial Management

Bath, MI (Hybrid)

March 2021–July 2022

- Closed more than 2,000 cases in under a year by providing both .NET and Cloud (SaaS) software and accounting solutions to hundreds of elected and appointed officials.
- Reduced my support team's average response time by 28% and average call duration by 5% despite 3% higher call volume
- Coordinated with project managers and developers to implement additional features and functionality to improve customers' experience.

Jefferies Investment Bank

Summer Credit Analyst

New York, NY

Jun 2018–Aug 2018

- Performed in-depth financial evaluations on companies to determine bond worthiness and pricing.
- Formulated, edited, and sent out communications to upper management and clients concerning market conditions and future market predictions.
- Sourced, researched, and vetted market information for traders to act on during trades or commentary with clients.
- Calculated company valuation metrics and presented findings to traders and salespeople.

Skills

◆ **Expert:** Salesforce, All Microsoft Office Apps (Expert Certificate in Excel), Google Workspace Apps, Outreach, Okta, Demandbase, Drift, LinkedIn Sales Navigator, Gong, Governmental/General Accounting, CRM Management, Slack, Facebook

◆ **Proficient:** Chilipiper, SQL, R, Tableau, UKG Pro, YouTube, Podcasting, Graphic Design, SharePoint, Trello, LinkedIn.

◆ **Novice** HTML, CSS, Bloomberg Terminal, Salesforce, LexisNexus.

Board of Public Service Letter of Resignation

Dear Mr. Mayor,

I hereby resign from the Board of Public Service effective January 13, 2025, in order that I may be appointed to the Board of Fire Commissioners.

I look forward to continuing to serve the City of Lansing.

Respectfully,

A handwritten signature in cursive script that reads "Jon N. Scott".

Jon Scott

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

WHEREAS, the Mayor has made a recommendation for the appointment of Jon Scott as an At-Large member of the Board of Fire 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 January 28, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jon Scott as an At-Large member of the Board of Fire Commissioners for a term to expire June 30, 2028.

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

ADDRESS:	308 E. Cesar E. Chavez
PARCEL NUMBER:	33 01 01 090 404 031

HEARING DATE:	10/25/2024
DEMOLITION CASE FILE #:	D2024-013

LISTED TAXPAYER:	Cesar Place LLC
INTERESTED PARTIES:	Cesar Place LLC
SEV INFORMATION:	\$74,700.00
LAND VALUE:	\$6,600.00
BUILDING VALUE:	\$68,100.00
LOT SIZE:	.05 Acres

HOUSING CODE VIOLATION LTR:	11/02/2023,
ORIGINAL RED TAG DATE:	December 12th, 2017
ZONING:	MX-3 Mixed Use Center
ESTIMATE OF REPAIRS:	\$412,033.00
PICTURES:	YES
OTHER:	

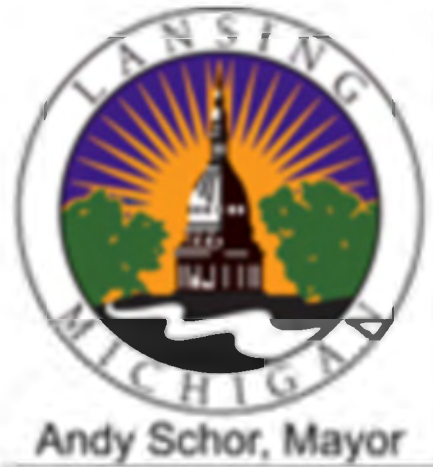
LEGAL DESCRIPTION:	E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG PLAT
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CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

308 E. Cesar E. Chavez

Title Information:

- Cesar Place LLC

Original Red Tag Date:

- 12/12/2017

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- Commercial plan review submitted on 5/01/2023. No open permits, no permits pending.

SEV & Cost of Repairs:

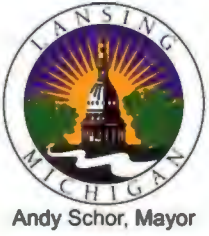
- SEV is \$74,000.00
- Cost of repairs is \$412,033.00

City Recommendation:

- 30 days to make safe or demolish.

Inspection Photos





Inspection Photos



Inspection Photos





Andy Schor, Mayor

Inspection Photos



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



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

Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

**To: Cesar Place LLC
2547 W. Main St.
Lansing, MI 48917**

This notice is to inform you that the building located at 308 E Cesar E. Chavez Ave., Lansing, MI 48906, has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Description:**
 - City of Lansing, Ingham County, MI
 - E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1 & 2 BLOCK 13 ORIG PLAT
 - Parcel #: 33 01 01 09 404 031

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** October 25, 2024
- **Time:** 5:00 PM
- **Location:** Code Enforcement Conference Room, Suite C-2, 316 N. Capitol Ave., Lansing, MI 48933

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

“Equal Opportunity Employer”

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

July 18, 2024

308 E Cesar Chavez Avenue

Show Cause Notice Posting







OFFICE OF BUILDING SAFETY
Economic Development & Planning
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Date: November 02, 2023

CESAR PLACE LLC
2547 W MAIN ST
LANSING, MI 48917

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

Violation Location: 308 E CESAR E CHAVEZ AVE

Compliance Due Date: 11/08/2023

Violation of one or more sections of the 2015 Michigan Building Code & 2015 Michigan Rehabilitation Code for Existing Buildings & 2015 International Property and Maintenance Code.

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: This structure has been found by the code official to be unsafe for human occupancy and is unstable and in danger of collapse, and is open and accessible. The dilapidated structure must be protected by a barrier or fence to protect the public from harm.

Section 116 Unsafe Structures and Equipment

[A] 116.1 Conditions

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. (2015) MBC

Section 115 Unsafe Buildings and Equipment (2015) MRCEB

[A] 115.1 Conditions

Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or

made safe as the code official deems necessary and as provided for in this code.

[A] 115.2 Record

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 115.3 Notice

If an unsafe condition is found, the code official shall serve on the owner, the owner's authorized agent or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.

[A] 115.4 Method of Service

Such notice shall be deemed properly served if a copy thereof is delivered to the owner or the owner's authorized agent personally; sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's authorized agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] 115.5 Restoration

The building or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made, or a change of occupancy occurs during the restoration of the building, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this code.

108.1.3 Structure unfit for Human Occupancy

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (2015) IPMC

Please go to: bsaonline.com to schedule your re-inspection.

**WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket
Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500**

WORKING TO IMPROVE LANSING

An Inspector from the Building Safety Office inspected your property and found certain conditions that are outlined in the Correction Order on the opposite side of this form. It is necessary, in order to improve and maintain our City, that these corrections be made in a timely manner.

Lansing needs the cooperation and assistance of all residents, landlords, contractors, and businesses to beautify and improve the visual appearance of our city as well as maintaining building safety. The Correction Order is a reminder of your responsibility to maintain and improve the community. Please comply with the items listed in the correction order by the deadline date.

Unfortunately, when matters are not dealt with in a timely manner, the health, safety, and welfare of Lansing residents may be jeopardized. To work effectively and quickly to get matters taken care of, the City Council has passed an ordinance called the "Civil Infractions" ordinance which is intended to encourage prompt compliance with the rules which maintain safety standards and improve the appearance of our City. If the deadline specified in the initial notification to make the required correction has passed, an Inspector may write a ticket (similar to a speeding ticket) which fines the property owner and/or permit holder \$150.00 for the first offense. Repeat offenses for the same property may result in fines of \$250.00 (first repeat offense) and \$500.00 for subsequent repeat offenses. Again, it should be stressed that the object of the ordinance is to protect the safety of our residents, promote pride, and beautify the City. If you have any questions regarding this ordinance, please contact the Inspector who issued the Correction Order.

This letter requests your assistance in working to improve Lansing. With your help we are making it happen!!!



⚠ WARNING

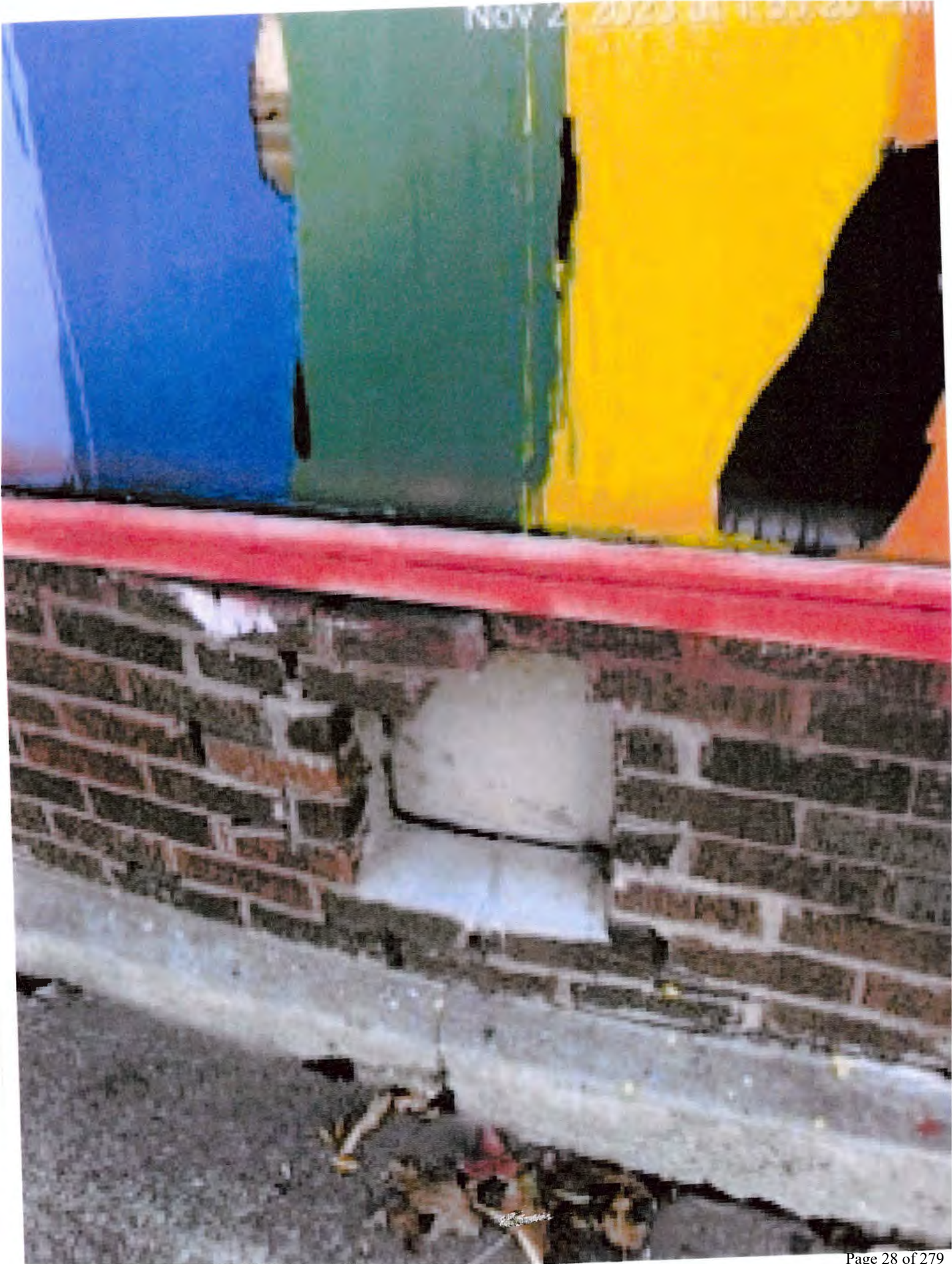
Phallorhiza ruficeps (L.)

1992

Call today. 1-800-368-5828

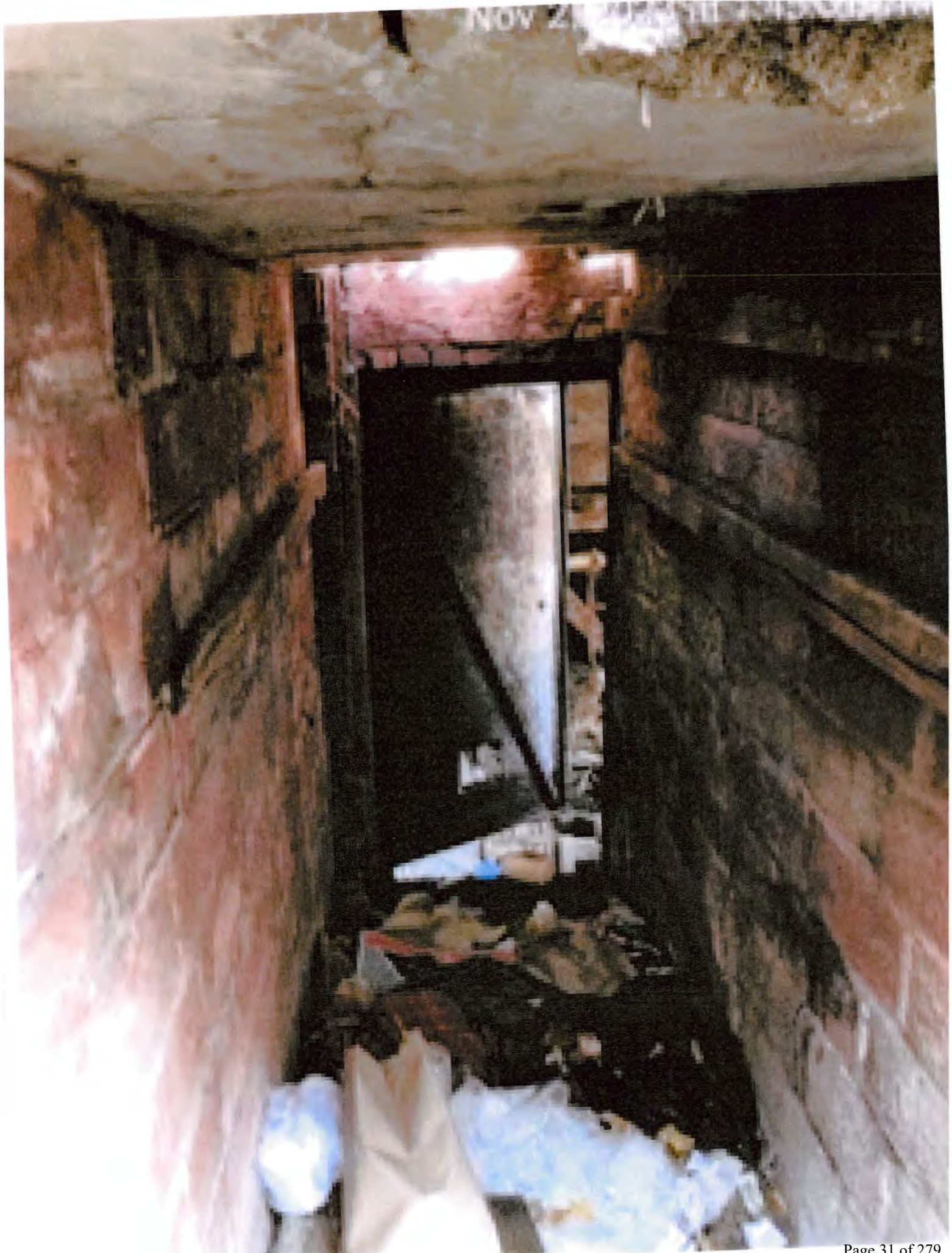
[illegible]

Available online at www.sciencedirect.com



















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-013
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Matter of the building/structure at 308 E. Cesar E. Chavez which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: October 25, 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 \$74,700
11. The cost to repair the building or structure to make it safe is \$412,033.00
12. The real estate is described as follows:

Parcel Number: 33 01 01 09 404 031

The East 22 feet of the West 112 feet of the North 100 feet of Lots 1 and 2, Block 13, Original Plat of the City of Lansing, Ingham County, Michigan.

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 Nov. 25 2024.

10/25/2024
Date

David L. Mylles
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 13, 2025

Cesar Place LLC
2547 W Main St.
Lansing, MI 48917

RE: Make Safe or Demolish at 308 E Cesar Chavez Avenue, Lansing Michigan

Recently the property you own at 308 E Cesar Chavez Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 308 E. Cesar E. Chavez, 33-01-01-09-404-031, E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG 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 December 12TH, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on October 25th, 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 November 26th, 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, February 24, 2025 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 308 E. Cesar E. Chavez, 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET

ADDRESS:	5625 KAYNORTH RD.
PARCEL NUMBER:	33 01 05 04 427 012

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-002

LISTED TAXPAYER:	JOSEPH FAWAZ
INTERESTED PARTIES:	JOSEPH FAWAZ
SEV INFORMATION:	\$72,900.00
LAND VALUE:	\$19,500.00
BUILDING VALUE:	\$53,400.00
LOT SIZE:	132 x 473.5

HOUSING CODE VIOLATION LTR:	3/13/2009
ORIGINAL RED TAG DATE:	3/13/2009
ZONING:	R-3 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$130,583.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W
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CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

5625 Kaynorth Rd. Lansing, MI

- **Title Information:**

- Joseph W. Fawaz

- **Original Red Tag Date:**

- 3/13/2009
- Reason(s) for red tag:
 - Lack of required utilities, uncleanliness, accumulation of debris, peeling/chipping paint, damaged walls, soiled floor coverings, and more.

- **NEAT Team Enforcement Start:**

- 10/07/2011

- **Property Activity:**

- 9 permits applied for since red tagged
- 8/9 were canceled or closed due to inactivity
- 29 Enforcement actions have been placed on the property since being tagged.
- 8 Board-ups ordered – 11 grass/weed – 9 Trash

- **SEV & Cost of Repairs:**

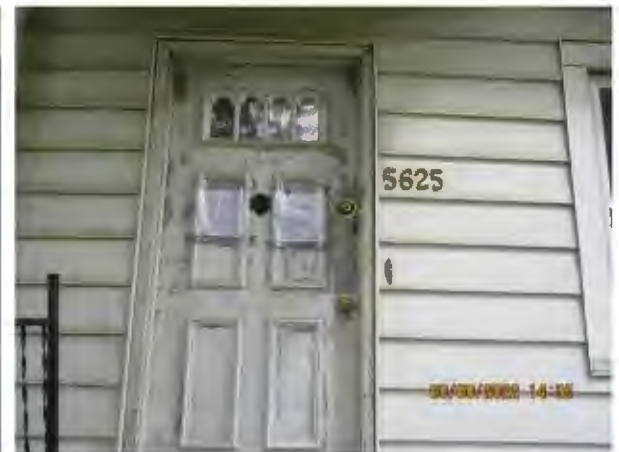
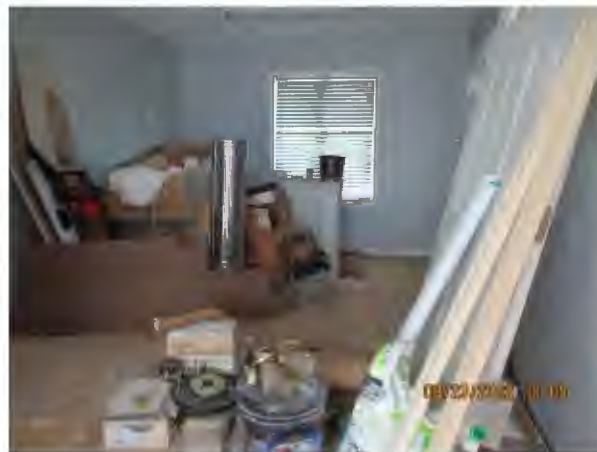
- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24





Past Inspection Photos



REPEAT!

- Use the first two slides for every property on the agenda.



Andy Schor, Mayor

5625 Kaynorth Rd. Lansing, MI

- Use this slide to show photo evidence from original Red Tag date, interior inspections (if completed) and most recent NEAT team inspection. 2 – 4 photos per property at minimum should be used on this slide.
- If necessary, add a third slide with more photos.
- Explain what we are looking at while reviewing photos and how these support the City's recommendation.

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: 5625 Kaynorth Rd.

LEGAL DESCRIPTION: LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

PARCEL ID: 33-01-05-04-427-012

PROPERTY OWNER NAME: Joseph Fawaz

PROPERTY OWNER ADDRESS: 410 W. Berry Ave. Lansing, MI 48910. **PROPERTY**

OTHER CONTACT: Mobile: 517-202-6507 Email: Fawaz.joseph@gmail.com



**Subject: Dangerous Building at 5625 KAYNORTH RD. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 62

JOSEPH FAWAZ
410 W BERRY AVE.
LANSING, MI 48910

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 5625 KAYNORTH RD., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,


Walter Allen
Code Enforcement Manager

Attachment: List of Violations

“Equal Opportunity Employer”

5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-002
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Matter of the building/structure at **5625 KAYNORTH RD.**, 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☐ The building/structure has been substantially destroyed by:
- ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is **\$72,900.00**
7. The cost to repair the building or structure to make it safe is **\$130,583.00**
8. The real estate is described as follows:

Parcel Number: 33 01 05 04 427 012
LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

IT IS ORDERED THAT:

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

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

8/22/24
Date

David M. Mylle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Joseph Fawaz
410 W Berry Avenue
Lansing, MI 48910

RE: Make Safe or Demolish at 5625 Kaynorth Rd, Lansing Michigan

Recently the property you own at 5625 Kaynorth Rd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 5625 Kaynorth Rd, 33-01-05-04-427-012, LOT 2, EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on MARCH 13TH 2009 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22nd, 2024, a Lansing Demolition Hearing Officer 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 Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 5625 Kaynorth Rd, 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	1232 N. WASHINGTON AVE
PARCEL NUMBER:	33 01 01 09 256 001

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-021

LISTED TAXPAYER:	HOOKER CLARENCE
INTERESTED PARTIES:	HOOKER CLARENCE
SEV INFORMATION:	\$49,100.00
LAND VALUE:	\$4,900.00
BUILDING VALUE:	\$44,200.00
LOT SIZE:	66 x 90.75

HOUSING CODE VIOLATION LTR:	6/27/2011, & 5/22/2023
ORIGINAL RED TAG DATE:	6/27/2011
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$124,512.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	W 5 1/2 R LOT 8 BLOCK 32 ORIG PLAT
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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	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

1232 N. Washington Ave. Lansing, MI

- **Title Information:**

- Clarence Hooker

- **Original Red Tag Date:**

- 06/27/2011
- Deteriorated roof shingles
- Lack of utilities
- Missing chimney bricks
- Open Ceiling in kitchen
- Damaged walls throughout

- **NEAT Team Enforcement Start:**

- 12/08/2011

- **Property Activity:**

- Building permit issued 12/22/2023 no inspections to date.
- Electrical permit issued 3/18/2024 rough approved 3/18/2024
- Plumbing permit issued 6/18/2024 rough/underground approved 7/31/2024

- **SEV & Cost of Repairs:**

- \$49,100.00 (SEV)
- \$124,512.00 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 5/22/2023





Andy Schor, Mayor

Recent Photos



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: 1232 N. Washington Ave.

LEGAL DESCRIPTION: W 5 ½ R LOT 8 BLOCK 32 ORIG PLAT

PARCEL ID: 33-01-01-09-256-001

PROPERTY OWNER NAME: Clarence Hooker

PROPERTY OWNER ADDRESS: 1566 Pontchartain Dr. Okemos, MI 48864

PROPERTY OTHER CONTACT: Clarence Hooker Cell 517-214-0997 Email: N/A

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



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

**Subject: Dangerous Building at 1232 N WASHINGTON AVE. – Show Cause
Hearing Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 42

CLARENCE HOOKER
1566 PONTCHARTRAIN DR.
OKEMOS, MI 48864

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1232 N WASHINGTON AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

“Equal Opportunity Employer”

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely, 

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

1232 N Washington Ave



1232 N Washington Ave



1232 N Washington Ave





1232 N Washington Ave



1232 N Washington Ave









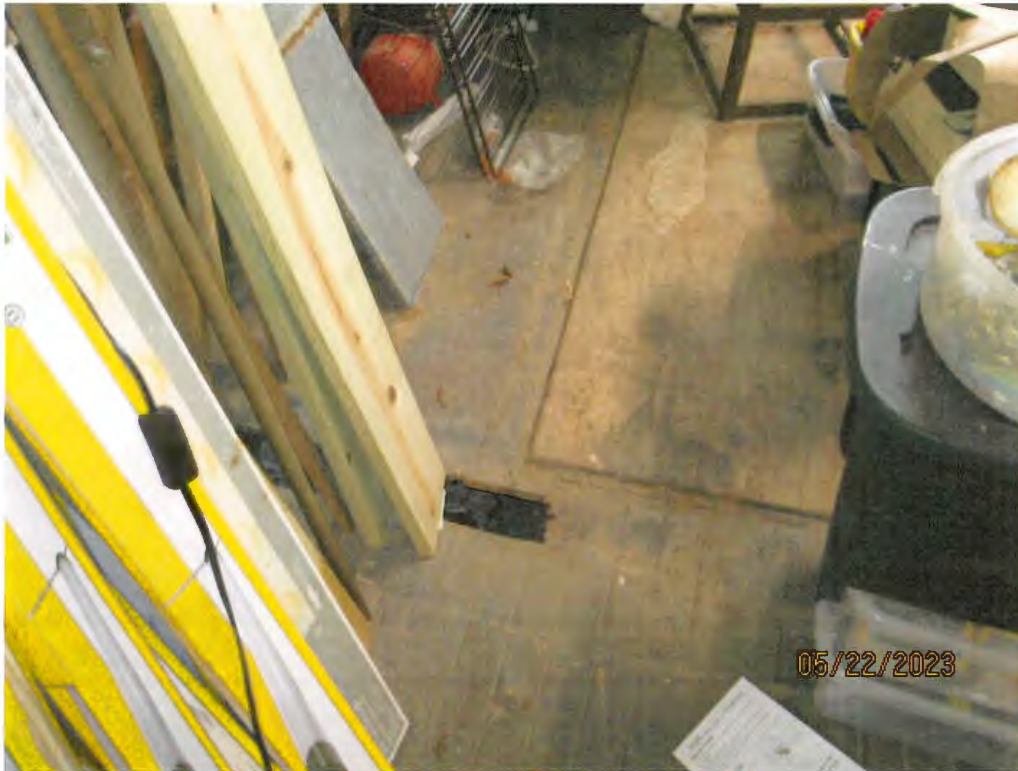








4.0



4.0

4.0









CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-021
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Matter of the building/structure at 1232 N. Washington 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().

5. ☐ The building/structure has been substantially destroyed by:

- ☐ Fire
- ☐ Wind
- ☐ Flood
- ☒ Deterioration
- ☒ Neglect
- ☐ Abandonment
- ☐ Vandalism
- ☐ other:

6. The state equalized value of the building/structure is \$49,100.00

7. The cost to repair the building or structure to make it safe is \$124,512.00

8. The real estate is described as follows:

Parcel Number: 33 01 01 09 256 001

W 5 ½ R LOT 8 BLOCK 32 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, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date

David L. Mylles
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Clarence Hooker
1566 Pontchartrain Dr.
Okemos, Mi 48864

RE: Make Safe or Demolish at 1232 N Washington Avenue, Lansing Michigan

Recently the property you own at 1232 N Washington Avenue. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1232 N. Washington Ave, 33-01-01-09-256-001, W 5 ½ R LOT 8 BLOCK 32 ORIG 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 Code Enforcement Officer red tagged the said structure on JUNE 27TH, 2011 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer 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 NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 1232 N. WASHINGTON AVE, 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	204 E. POTTER AVE.
PARCEL NUMBER:	33 01 01 33 406 491

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	2023-016

LISTED TAXPAYER:	RAHIM ALIKEIL
INTERESTED PARTIES:	RAHIM ALIKEIL
SEV INFORMATION:	\$27,200.00
LAND VALUE:	\$7,700.00
BUILDING VALUE:	\$19,500.00
LOT SIZE:	46 x 181.5

HOUSING CODE VIOLATION LTR:	11/30/2017
ORIGINAL RED TAG DATE:	11/30/2017
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$110,397.85
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB
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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	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

204 E. Potter Ave. Lansing, MI

- **Title Information:**

- Rahim Alikheil

- **Original Red Tag Date:**

- 11/30/2017
- Infestation of rodents, uncleanliness and decay of surfaces within the dwelling, plaster/gypsum board at ceilings and walls damaged, exposed wiring, lack of operations smoke detectors outside sleeping areas.

- **NEAT Team Enforcement Start:**

- 5/07/2019

- **Property Activity:**

- Building permit issued 3/15/2024 frame disapproved 4/01/2024, progress disapproved 5/20/2024.
- Electrical Permit issued 3/15/2024 currently suspended for a fee. Rough and service approved 8/08/2024.
- Mechanical issued 3/27/2024. Final disapproved 7/18/2024 final rescheduled for 9/06/2024.
- Plumbing permit issued 7/18/2024, currently suspended for a fee. Rough inspection approved on 7/24/2024.

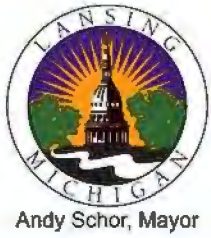
- **SEV & Cost of Repairs:**

- \$27,200.00 (SEV)
- \$36,200.00 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 11/29/2017 & 3/29/2018





Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



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: 204 E. POTTER AVE.

LEGAL DESCRIPTION: LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

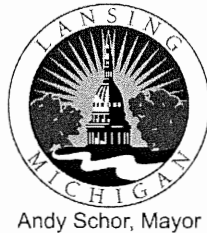
PARCEL ID: 33 01 01 33 406 491

PROPERTY OWNER NAME: RAHIM ALIKEIL

PROPERTY OWNER ADDRESS: 3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

PROPERTY OTHER CONTACT: Cell # 517-281-6047 - Email: rahim77a@yahoo

Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

**Subject: Dangerous Building at 204 E POTTER AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 17

RAHIM ALIKEIL
3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 204 E POTTER AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

"Equal Opportunity Employer"

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



01/12/2023 11:25



01/12/2023 11:25

















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-016
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Matter of the building/structure at **204 E POTTER 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is **\$27,200.00**
7. The cost to repair the building or structure to make it safe is **\$36,200.00**
8. The real estate is described as follows:

Parcel Number: 33 01 01 33 406 491

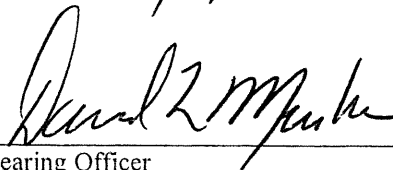
LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB, City of Lansing

IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Rahim Alikeil
3752 Chippendale Circle
Okemos, MI 48864

RE: Make Safe or Demolish at 204 E. Potter Avenue, Lansing Michigan

Recently the property you own at 204 E Potter Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Office of Code Enforcement has declared a certain structure at 204 E. Potter Ave, 33-01-01-33-406-491, LOT 84 SUPERVISORS PLAT OF EVERETTT-DALE NO 2 SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on NOVEMBER 30TH, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer 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 NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 204 E. POTTER AVE., 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	1023 PORTER ST
PARCEL NUMBER:	33 01 01 10 326 331

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-006

LISTED TAXPAYER:	CERNY TAWNY
INTERESTED PARTIES:	CERNY TAWNY
SEV INFORMATION:	\$36,700.00
LAND VALUE:	\$3,900.00
BUILDING VALUE:	\$32,800.00
LOT SIZE:	39 x 132

HOUSING CODE VIOLATION LTR:	7/6/2017
ORIGINAL RED TAG DATE:	7/6/2017
ZONING:	R-5 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$102,196.08
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 24 S H PERSONS ADD
--------------------	------------------------

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	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

1023 PORTER ST. Lansing, MI

- **Title Information:**

- Tawny Cerny

- **Original Red Tag Date:**

- 7/06/2017
- Fire damaged structure
- Water damaged walls & ceilings.
- Lack of smoke detectors
- Lack of utilities

- **NEAT Team Enforcement Start:**

- 5/01/2018

- **Property Activity:**

- 9 premise violations since the property was tagged. 1 grass mowing in 2024 1 grass mowing in 2023, 1 trash removal in 2024.
- Building permit issued 6/16/2023. Frame partially approved 2/23/2024
- Electrical permit issued 4/22/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$26,593.00 (SEV)
- \$32,200.00 (cost of repairs)

- **City Recommendation:** 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 7/10/2017





Recent Photos



**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: 1023 Porter

LEGAL DESCRIPTION: LOT 24 S H PERSONS ADD

PARCEL ID: 33-01-01-10-326-331

PROPERTY OWNER NAME: Tawny Cerny

PROPERTY OWNER ADDRESS: 315 W. Grand River - Lansing, MI 48906

PROPERTY OTHER CONTACT: Email: tawnycerny@gmail.com

Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

Subject: Dangerous Building at 1023 PORTER ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 28

TAWNY CERNY
315 W GRAND RIVER
LANSING, MI 48906

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1023 PORTER ST., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

"Equal Opportunity Employer"

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



IMG_0747 [1]

07/10/2017 12:12

ACastillo



IMG_0749[1]

07/10/2017 12:11

ACastillo



IMG_0748[1]

07/10/2017 12:10

ACastillo



IMG_0744 [1]

07/10/2017 12:09

Acastillo



IMG_0745[1]

07/10/2017 12:09

ACastillo



IMG_0745[1]

07/10/2017 12:09

Acastillo



IMG_0743[1]

07/10/2017 12:08

Acastillo





IMG_0741[1]

07/10/2017 12:06

ACastillo





IMG_0737[1]

07/10/2017 12:02

ACastillo



IMG_0736[1]

07/10/2017 12:00

Acastillo

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-011
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Matter of the building/structure at 1023 PORTER ST. 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☐ The building/structure has been substantially destroyed by:
- ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$26,593.00
7. The cost to repair the building or structure to make it safe is \$32,200.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 10 326 331

LOT 24 S H PERSONS ADD, 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, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date

David L Myller
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Tawny Cerny
315 W Grand River
Lansing, MI 48906

RE: Make Safe or Demolish at 1023 Porter Street, Lansing Michigan

Recently the property you own at 1023 Porter Street went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1023 Porter St, 33-01-01-10-326-331, LOT 24 S H PERSONS ADD, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JULY 6TH, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

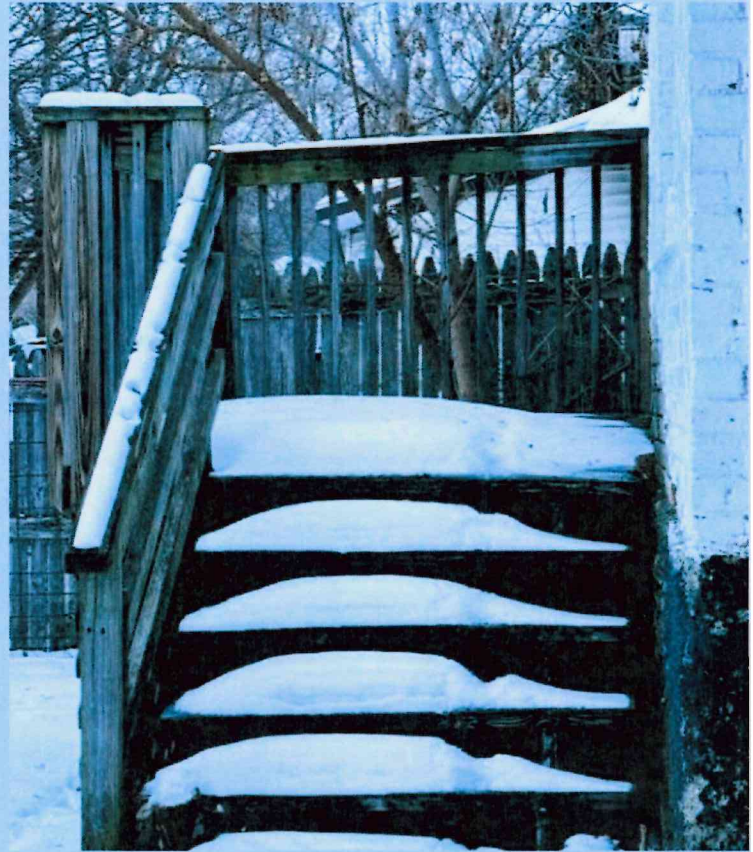
WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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;

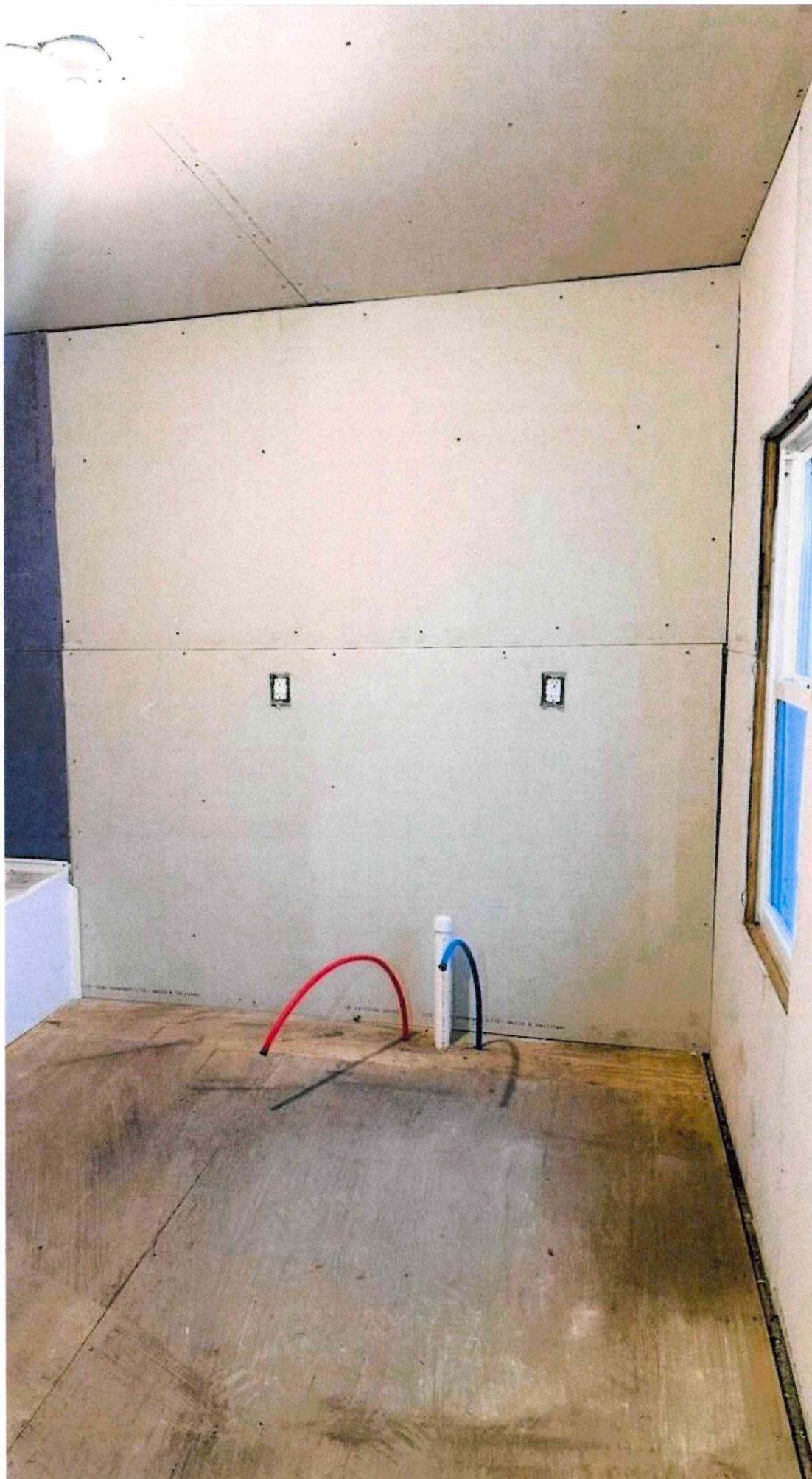
NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, February 24, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1023 PORTER ST, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

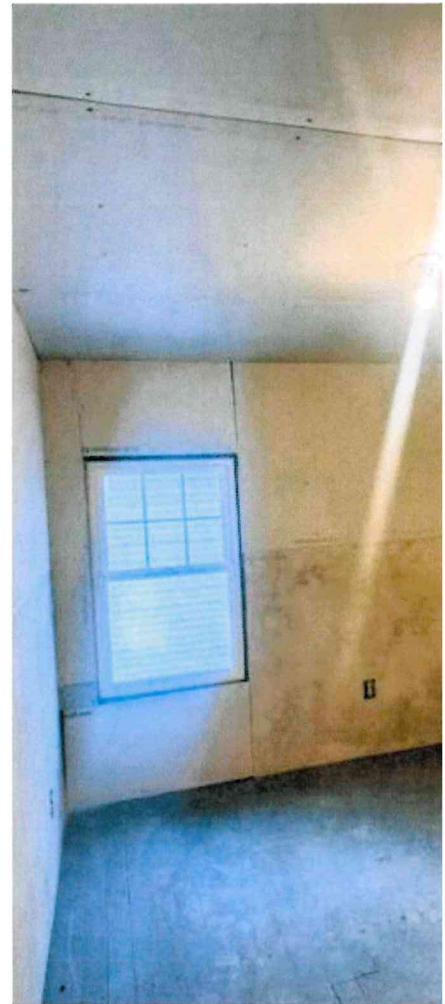
BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

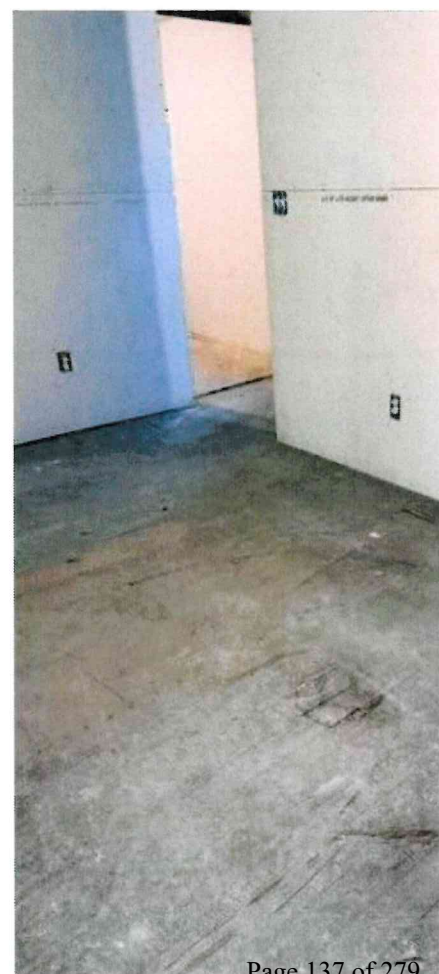


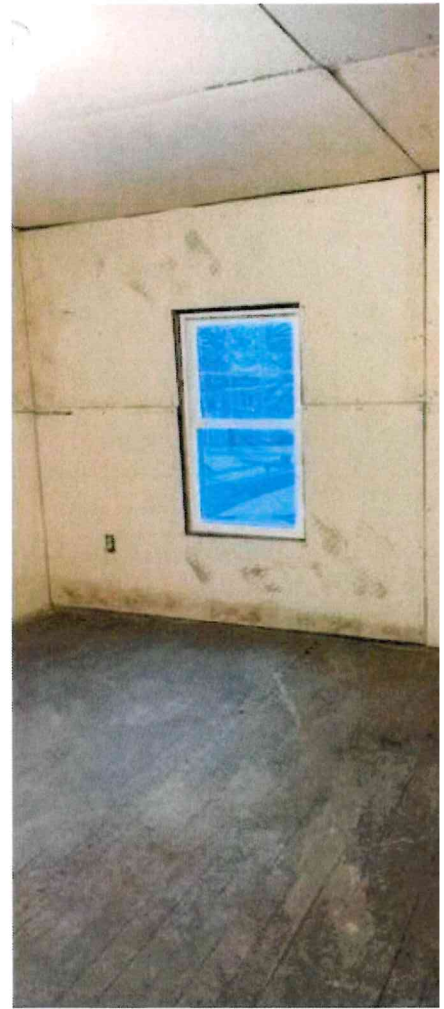
Submitted
@ Mtey











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

ADDRESS:	1300 W. Maple Street
PARCEL NUMBER:	33-01-01-08-407-061

HEARING DATE:	8/2/2024
DEMOLITION CASE FILE #:	D2024-003

LISTED TAXPAYER:	SUMMIT ASSOCIATES II LLC
INTERESTED PARTIES:	SUMMIT ASSOCIATES II LLC
SEV INFORMATION:	\$22,700.00
LAND VALUE:	\$5,100.00
BUILDING VALUE:	\$17,600.00
LOT SIZE:	30x135.84

HOUSING CODE VIOLATION LTR:	7/13/2022, 11/08/2005
ORIGINAL RED TAG DATE:	11/8/2005
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$47,313.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 122 CHARLES KUDNERS SUB
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CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

1300 W. Maple St. Lansing, MI

- **Title Information:**

- Gloria Hall

- **Original Red Tag Date:**

- 11/08/2005
- Reason(s) for red tag:
 - Deteriorated soffit and fascia, exposed wiring, missing handrail front porch.
 - 7/13/2022 inspection- Electrical wiring/panel installed without a permit. Bring the electrical to code, light fixtures missing, plumbing permit required for new water heater, supply piping, and waste piping, lack of hardwired smoke detector with battery back up, dwelling is being remodeled needs permits, most wall coverings have been removed exposing electrical, mechanical and plumbing.

- **NEAT Team Enforcement Start:**

- 11/03/2011

- **Property Activity:**

- 14 enforcements for trash and grass.
- Electrical permit from 2015 closed.
- Plumbing permit from 2012 closed.
- Building Permit issued 7/09/2024 no inspections

- **SEV & Cost of Repairs:**

- \$24,600 (SEV)
- \$47,313.00 (estimated cost of repairs)

- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 7/13/2022





Andy Schor, Mayor

Recent Inspection Photos





Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1300 W. Maple

LEGAL DESCRIPTION: LOT 122 CHARLES KUDNERS SUB

PARCEL ID: 33-01-01-08-407-061

PROPERTY OWNER NAME: 1300 Maple St. LLC (LLC Holder – Alesia Flower)

- Previously (Gloria Hall)

PROPERTY OWNER ADDRESS: 4690 Amber Lane, Dimondale, MI 48821

- Previous Address (1304 W. Maple St.)

PROPERTY OTHER CONTACT: N/A

Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

Subject: Dangerous Building at 1300 W MAPLE ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 81

GLORIA HALL
1304 W MAPLE ST.
LANSING, MI 48915-2136

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1300 W. MAPLE ST., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

“Equal Opportunity Employer”

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Allen". The signature is fluid and cursive, with the first name "Walter" and last name "Allen" clearly distinguishable.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-003
---	---	------------------------------

Matter of the building/structure at 1300 W MAPLE ST. 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☒ The building/structure has been substantially destroyed by:
☐ Fire
☐ Wind
☐ Flood
☐ Deterioration
☒ Neglect
☐ Abandonment
☐ Vandalism
☐ other:
6. The state equalized value of the building/structure is \$24,600.00
7. The cost to repair the building or structure to make it safe is \$47,313.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 08 407 061

LOT 122 CHARLES KUDNERS SUB, 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, therefore this matter is closed.

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

8/22/24
Date

[Signature]
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Gloria Hall
1304 W Maple Street
Lansing, MI 48915-2136

RE: Make Safe or Demolish at 1300 W Maple Street, Lansing Michigan

Recently the property you own at 1300 W Maple Street went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1300 W. Maple Street, 33-01-01-08-407-061, Lot 122, Charles Kudner's Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, page 11, Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on NOVEMBER 8th, 2005 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 28TH, 2024, a Lansing Demolition Hearing Officer 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 Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 1300 W. Maple Street, 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	1723 OSBAND AVE
PARCEL NUMBER:	33 01 01 21 357 041

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-026

LISTED TAXPAYER:	917 CHITTOCK STREET LLC
INTERESTED PARTIES:	917 CHITTOCK STREET LLC
SEV INFORMATION:	\$36,200.00
LAND VALUE:	\$4,600.00
BUILDING VALUE:	\$31,600.00
LOT SIZE:	41 x 132

HOUSING CODE VIOLATION LTR:	6/26/2015, & 12/17/2019, & 2/8/2023
ORIGINAL RED TAG DATE:	6/26/2015
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$69,550.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE
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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	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

1723 OSBAND AVE. Lansing, MI

- **Title Information:**

- 917 Chittock Street LLC

- **Original Red Tag Date:**

- 6/26/2015, 12/17/2019, 2/08/2023
- Reason(s) for red tag:
 - Lack of required utilities, deteriorated roof, missing damaged drywall throughout the dwelling, missing plumbing pipes and fixtures throughout the dwelling, missing furnace and water heater, missing wiring, switches and outlets throughout the dwelling, unsafe electrical wiring at garage, house has been stripped down to the studs, canceled-expired permits.

- **NEAT Team Enforcement Start:**

- 10/05/2015

- **Property Activity:**

- Open Building Permit issued 2/06/2024 no inspections.
- Open Electrical Permit service partially approved 3/04/2024.
- Open Plumbing Permit issued 2/11/2024 no inspections.
- Open Roofing Siding open roof approved 2/21/2024
- 4 Board ups, 1 grass violation, 6 trash violations resulting in 4 trash removals.

- **SEV & Cost of Repairs:**

- \$36,200 (SEV)
- \$69,550.11 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 2/09/2023





Andy Schor, Mayor

Recent Inspection Photos



**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: 1723 Osband

LEGAL DESCRIPTION: N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE

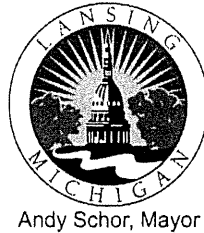
PARCEL ID: 33-01-01-21-357-041

PROPERTY OWNER NAME: 917 Chittock Street LLC

PROPERTY OWNER ADDRESS: 114 Bank - Lansing, MI 48910.

PROPERTY OTHER CONTACT: Mobile: 517-202-6507 Email: neilw3434@gmail.com

Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

**Subject: Dangerous Building at 1723 OSBAND AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 74

917 CHITTOCK STREET LLC
114 BANK ST.
LANSING, MI 48910

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1723 OSBAND AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

"Equal Opportunity Employer"

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



































































CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-026
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Matter of the building/structure at 1723 OSBAND 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$34,125.00
7. The cost to repair the building or structure to make it safe is \$69,550.11
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 357 041

N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, 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, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/9/24.

8/22/24
Date

David L. Muelle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

917 Chittock Street LLC
114 Bank Street
Lansing, MI 48910

RE: Make Safe or Demolish at 1723 Osband Avenue, Lansing Michigan

Recently the property you own at 1723 Osband Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1723 Osband Ave, 33-01-01-21-357-041, N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on JUNE 26TH, 2015 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer 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 NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 1723 OSBAND AVE, 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	5141 S. MLK Jr. Blvd
PARCEL NUMBER:	33 01 01 05 05 226 090

HEARING DATE:	10/25/2024
DEMOLITION CASE FILE #:	D2024-012

LISTED TAXPAYER:	Property Ventures of Michigan LLC
INTERESTED PARTIES:	Property Ventures of Michigan LLC
SEV INFORMATION:	\$430,400.00
LAND VALUE:	\$324,000.00
BUILDING VALUE:	\$106,400.00
LOT SIZE:	5.43 ACRES

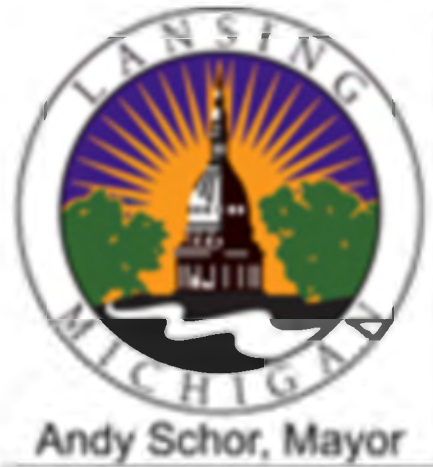
HOUSING CODE VIOLATION LTR:	7/23/2021
ORIGINAL RED TAG DATE:	8/30/2021
ZONING:	MX-3 MIXED USE URBAN CORRIDOR
ESTIMATE OF REPAIRS:	\$5,993,505.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130FT LOTS, 41 42 AND 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS
---------------------------	--

CURRENT PERMIT ACTIVITY	
BUILDING:	Expired PB22-0816
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	10/25/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

5141 S. Martin Luther King Jr. Blvd.

Title Information:

- Property Ventures Of Michigan LLC

Original Red Tag Date:

- 08/30/2021

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

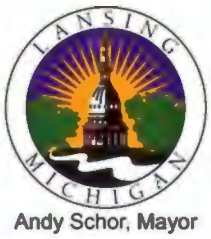
- 65 total enforcement violations since 2012. Trash, grass, board-ups, disabled motor vehicles, working without permits, and zoning violations.

SEV & Cost of Repairs:

- SEV is \$430,000.00
- Cost of repairs is \$5,993,505.00

City Recommendation:

- 30 days to make safe or demolish.



Property Photos





Search Warrant Inspection Photos



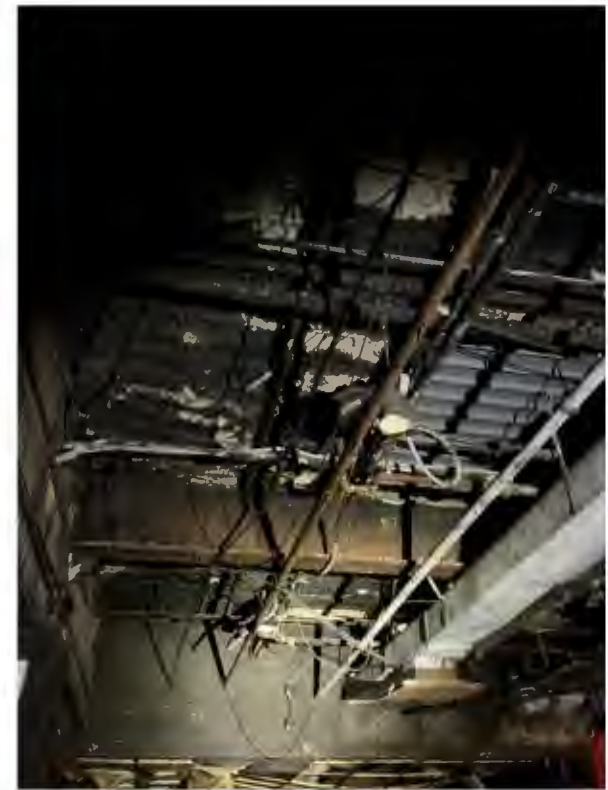
Search Warrant Inspection Photos





Andy Schor, Mayor

Search Warrant Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

TO: Property Ventures of Michigan LLC
1335 Lake Lansing
Lansing, MI 48912

This notice is to inform you that the building located at 5141 S. Martin Luther King Jr. Blvd, Lansing, MI 48911, has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Description:**
 - City of Lansing, Ingham County, MI
 - SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXCEPT E 108.6 FT, ALSO W 130 FT LOTS 41, 42 & 43, AND ALSO LOT 44; SUPERVISOR'S PLAT OF PROSPERITY FARMS
 - Parcel #: 33 01 05 05 226 090

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** October 25, 2024
- **Time:** 5:00 PM
- **Location:** Code Enforcement Conference Room, Suite C-2, 316 N. Capitol Ave., Lansing, MI 48933

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

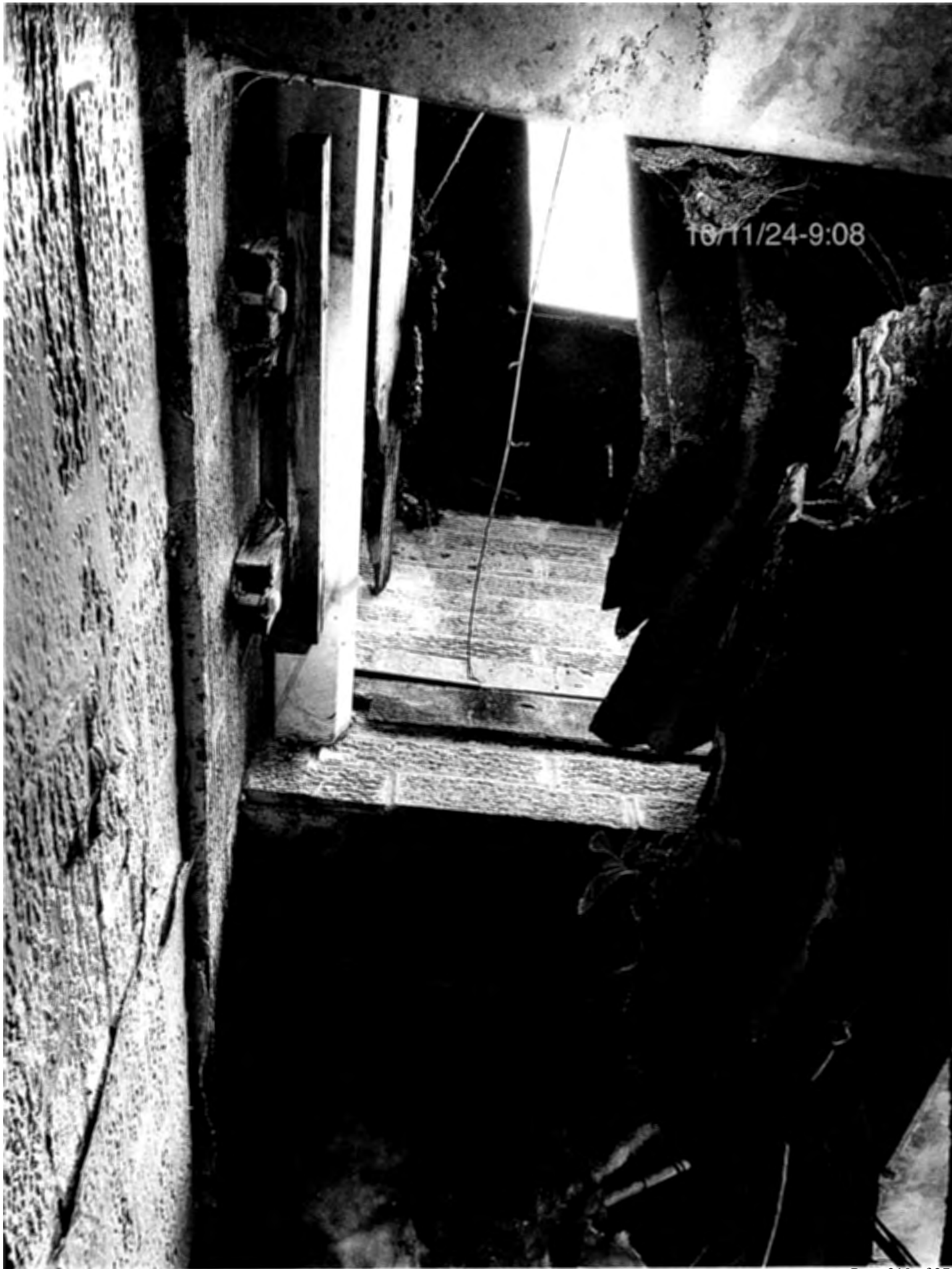
Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

“Equal Opportunity Employer”



10/11/24-9:20



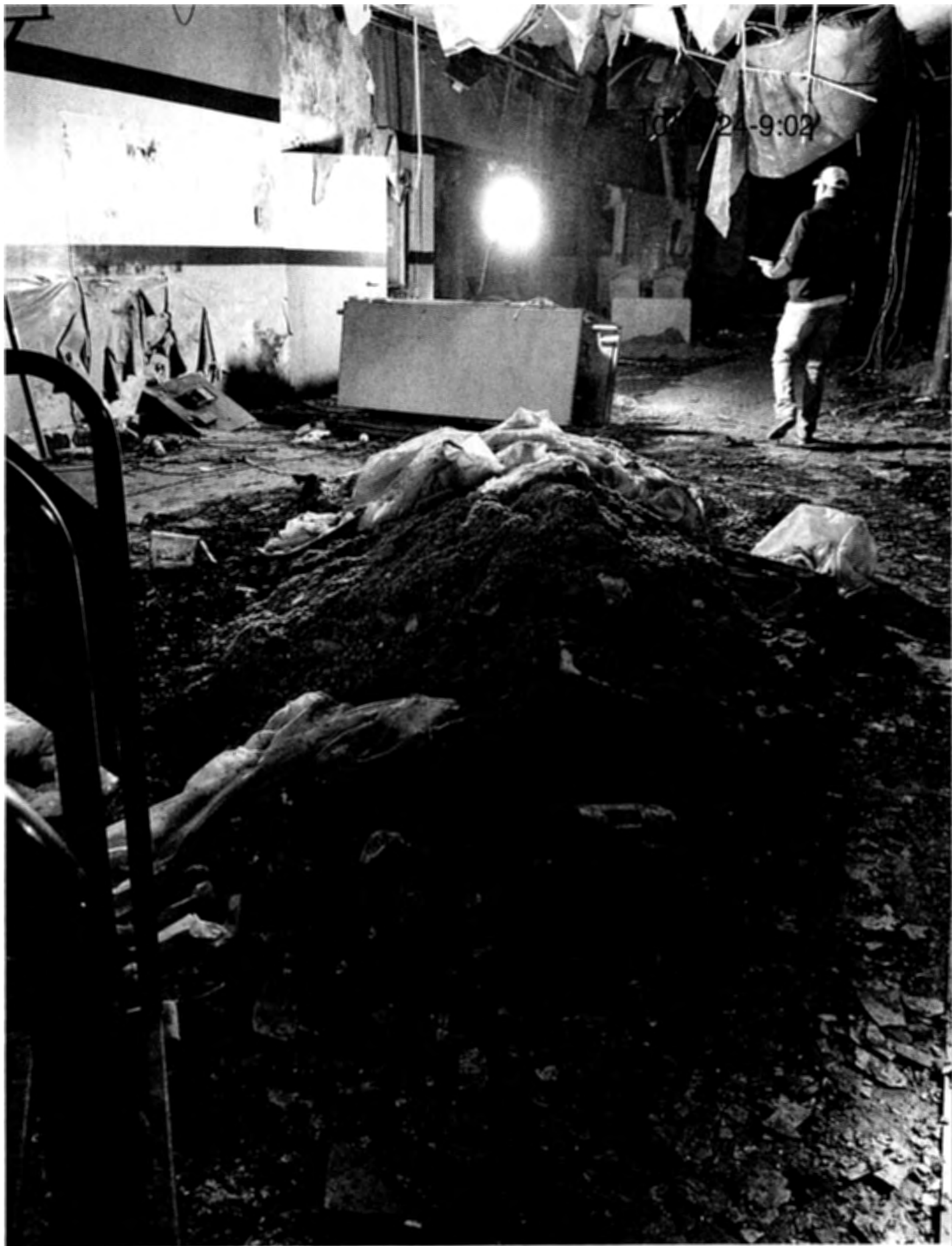






COMPLEX 95



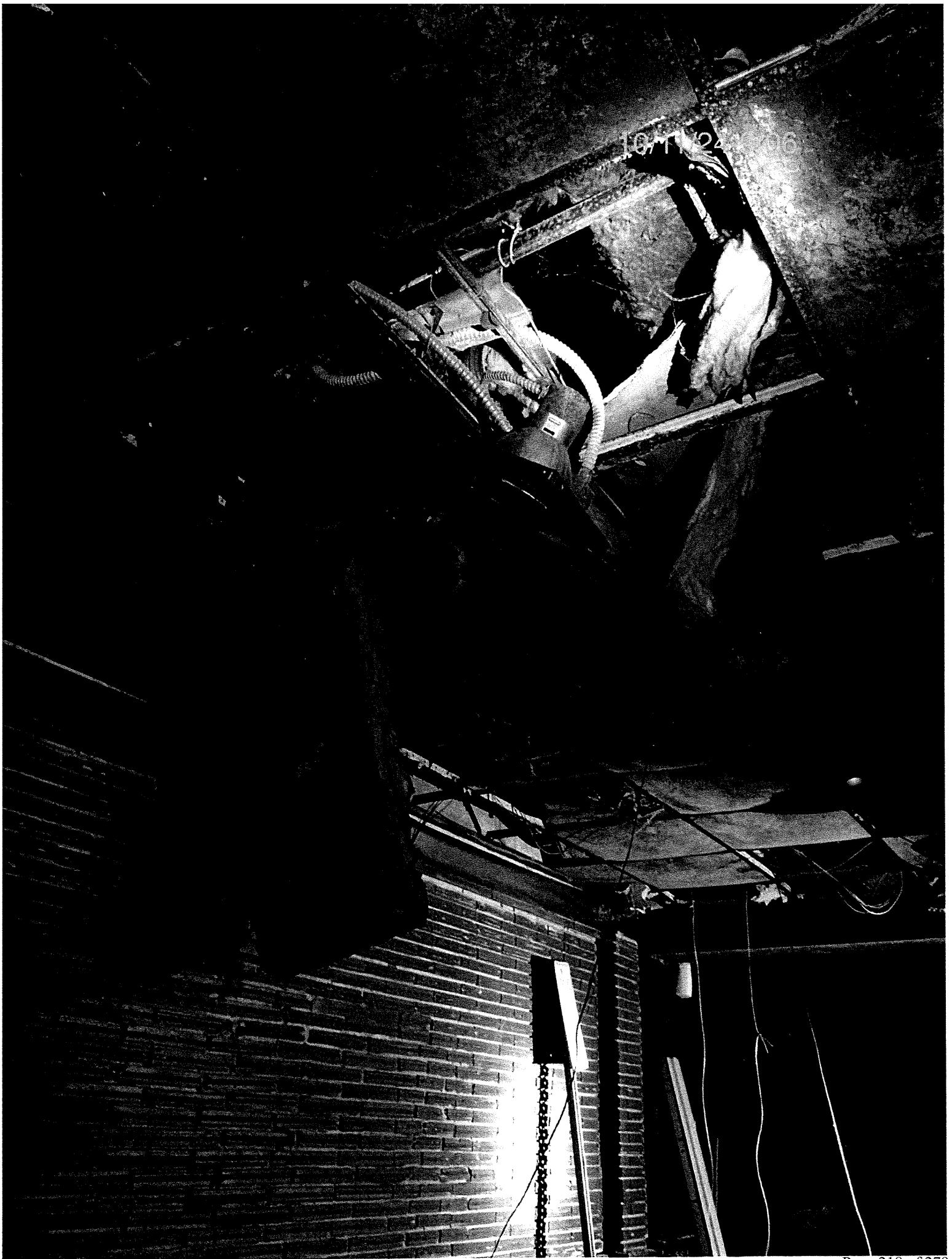


10/11/24-9:08











10/11/24-9:05







Andy Schor, Mayor

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 – Lansing, MI 48933-1238

(517) 483-4355

Rawley Van Fossen, Director

www.lansingmi.gov

Building Safety Office

MAKE SAFE OR DEMOLISH ORDER

August 1, 2024

Property Ventures of Michigan
1335 Lake Lansing
Lansing, MI 48912

Regarding: Parcel # 33-01-05-05-226-090
5141 S. Martin Luther King Jr. Blvd, Lansing, MI

This order is regarding the structure with a correction notice deeming it unsafe since July 26, 2021. 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 to be placed in the City of Lansing Make Safe or Demolish process.**

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 jon.snyder@lansingmi.gov

Thank you,

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

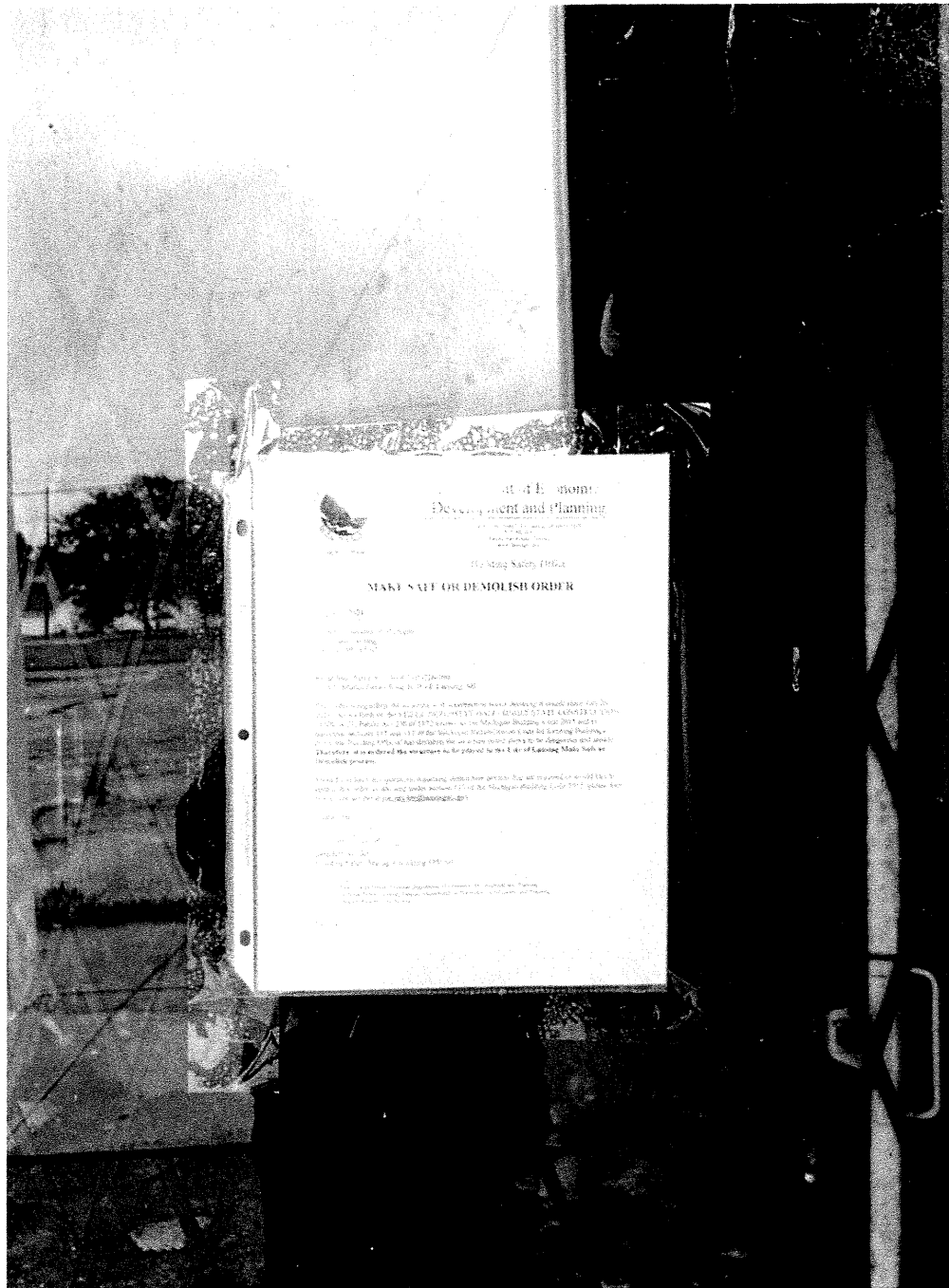
Jonathon Snyder,
Building Safety Manager-Building Official

Cc: File:
Rawley Van Fossen, Director Department of Economic Development and Planning
Nicholas Montry, Deputy Director Department of Economic Development and Planning
Gregory Venker, City Attorney

August 6, 2024

5141 S MLK BLVD

MAKE SAFE OR DEMOLISH POSTING





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sunset Realty LLC
618 E Kalamazoo St
Lansing MI 48912



9590 9402 8861 4005 4225 43

2. Article Number (Transfer from service label)

7015 1520 0001 0528 3602

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent☐ Addressee

B. Received by (Printed Name)

X Sandra D

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

1 Mail

1 Mail Restricted Delivery

500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Property Ventures of MI
1335 Lake Lansing
Lansing MI 48912



9590 9402 8537 3186 9153 90

2. Article Number (Transfer from service label)

7019 1640 0002 0657 7487

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/12/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

1 Mail

1 Mail Restricted Delivery

500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

July 18, 2024

5141 S MLK BLVD

SHOW CAUSE NOTICE POSTING



**DO NOT ENTER
UNSAFE
TO OCCUPY**

It is a misdemeanor to occupy this
building as so declared by official this notice.



Department of Community, Economic and Planning
Michigan Building Code Act of 1977
Building Department

Building Safety Office

SHOW CAUSE NOTICE

July 18, 2004

Property Owners of Whelan LLC
1100 Lake Country
Livestock 48-4012

Regarding: Parcel # 22-01-05-000-000
1040 S. Whelan Dr., Lansing, MI

Dear Sirs:

This letter is regarding the structure located at the above address. The structure has been in a disrepair and out of repair so it is unsafe for the building, available for its intended purpose and safety for future occupancy.

As set forth by the State Department of Community, Economic and Planning, Act 200 of 1977 known as the Michigan Building Code with amendments, and in particular sections 105 and 107 of the Michigan Building Code for existing buildings (105) the Building Official has the right to structure, which is in the dangerous and unsafe. To ensure the health, safety and welfare for the citizens and the public, the City of Lansing and the State of Michigan require that the building be made safe or demolished. Therefore, this letter is to advise you 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.

3B

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>x Michelle Baller</i> ☐ Agent ☐ Addressee															
1. Article Addressed to: <i>Property Ventures</i> <i>1335 Lake Lansing Rd.</i> <i>Lansing MI 48912</i>  9590 9402 8080 2349 6092 96		B. Received by (Printed Name)	C. Date of Delivery														
2. Article Number (Transfer from service label) <i>7020 0640 0001 9216 7326</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt															



Andy Schor, Mayor

OFFICE OF BUILDING SAFETY

Economic Development & Planning
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

DEMOLITION ORDER

May 23, 2022

PROPERTY VENTURES OF MICHIGAN L L C
1335 Lake Lansing
Lansing MI. 48912

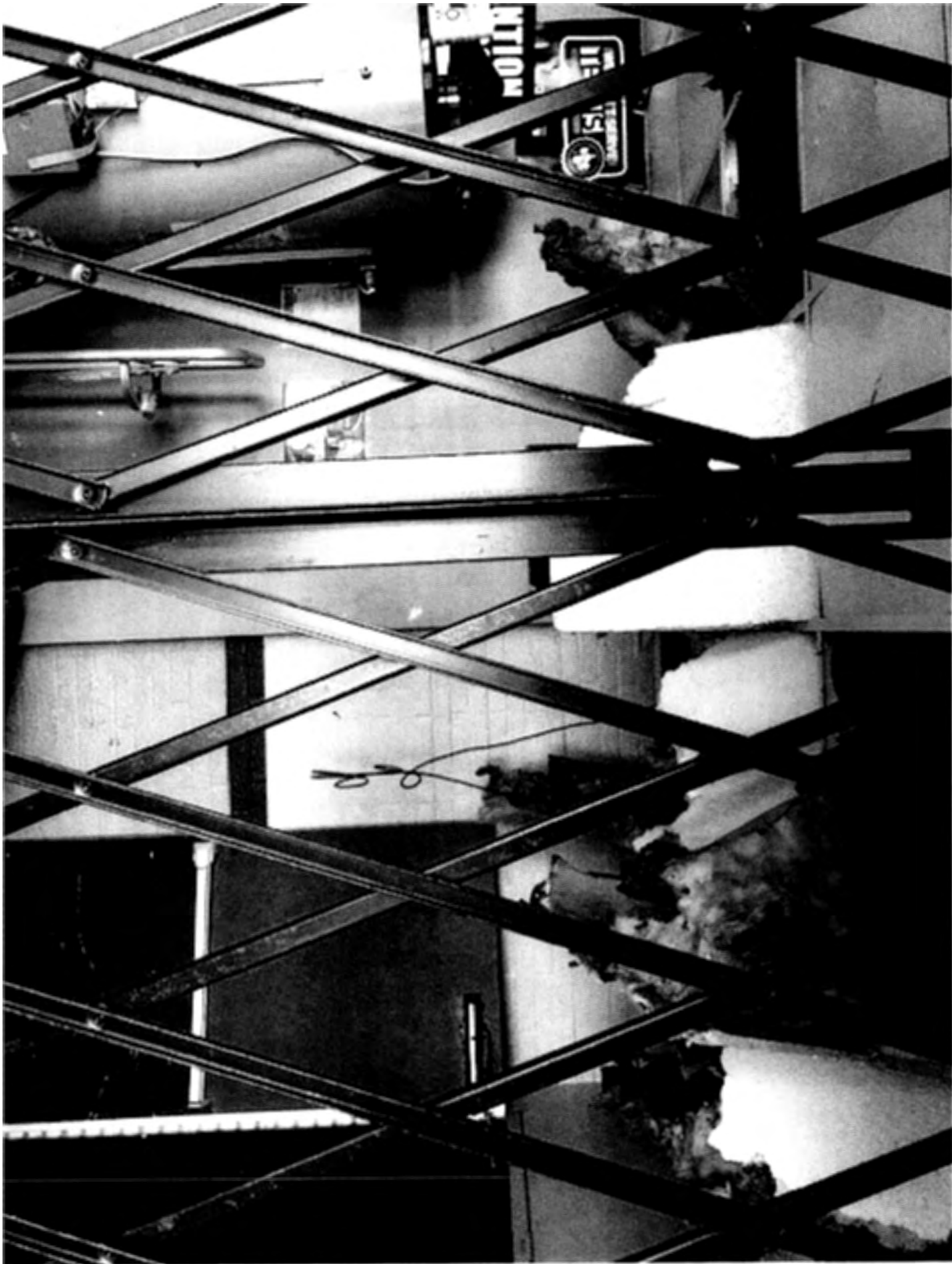
Regarding: 5141 S L KING JR BLVD
Tax ID. 33-01-05-05-226-090

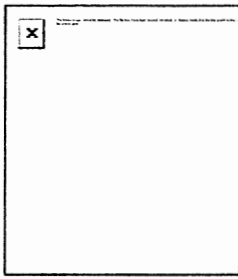
This order is regarding the structure with multiple correction notices deeming it unsafe at the above address. As set forth by the STILLE-DEROSSETT-HALE- SINGLE STATE CONSTRUCTION CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code 2015 and in particular sections 115 and 117 of the Michigan 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 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 Jerry.dunham@lansingmi.gov

Thank You,

Jerry Dunham
Chief Building Inspector





ECONOMIC DEVELOPMENT & PLANNING

Building Safety Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361 FAX (517) 377-0169

www.cityoflansing.com

SHOW CAUSE NOTICE

January 28, 2022

Project Location: 5141 S M.L. KING JR BLVD # M

To whom it may concern,

On 12/28/2021, an inspection was made at 5141 S. M.L. King Jr Blvd. Upon the inspection, it was found that the building, structure or property is in violation of section 115.1 in the 2015 Michigan Rehabilitation Code For Existing Buildings.

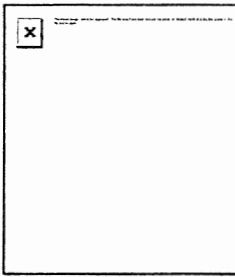
[A] 115.1 Conditions

Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary and as provided for in this code.

Therefore, you are required to appear and show cause why the building at 5141 S. M.L. King Jr Blvd shall not be made safe. Should you fail to appear and show good cause within one (1) full working day after notice is delivered, this department will have no alternative but to cause a written order to have the building made safe or be demolished at the owner's expense. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. – 9:00 a.m. or 12:00 p.m. - 1:00 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Cordially,

Scott Webb



ECONOMIC DEVELOPMENT & PLANNING

Building Safety Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361 FAX (517) 377-0169

www.cityoflansing.com

Make Safe or Demolish

December 28, 2021

Project Location: 5141 S L KING JR BLVD # M

To whom it may concern,

On September 02, 2021, an inspection was made at the aforementioned address performed contrary to the STILLE-DEROSSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT, Act 230 of 1972 also known as the Michigan Building Code with amendments. Upon the inspection, it was found that the building, structure or property is in violation of the section 115 of the 2015 Michigan Rehabilitation Code For Existing Buildings.

Therefore, you are required to make safe or demolish the building at the address listed above. Should you fail to make safe or demolish within 30 days from the date on this letter, this department will have no alternative but to issue a civil infraction and/or make safe or demolish. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. - 4:30 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Cordially,

Scott Webb



OFFICE OF BUILDING SAFETY
DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Call for inspections between 8-9 AM and 12-1 PM Daily

Date: 8-30-2021

5141 S MLK JR

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket

Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500

Violation Location:

Compliance Due Date:

Violations of one or more sections of the following Code:

☐ Michigan Building Code

☐ Michigan Plumbing Code

☐ Electrical Code

☐ Michigan Residential Code

☐ Michigan Mechanical Code

☐ Lansing Sign Code

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: 116.1 STRUCTURE HAS BECOME UNSAFE.

POSTED @ 10:00AM 95 UNSAFE

Inspected by: Robert S. Logan CBO Signature: [Signature]

who is an inspector in the following trade: ☐ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Signs

You must respond to this notice. Please feel free to call (517) 483- 4366 for more information.

NOT APPROVED



OFFICE OF BUILDING SAFETY
Economic Development & Planning
215 N. CAPITOL AVE. SUITE C-1
LANSING, MI 48206-4211

DEMOLITION ORDER

May 23, 2017

PROPERTY: CENTURES OF MICHIGAN LLC
1730 Lake Lansing
Lansing MI 48912

Regarding: 1141 S.E. KING RD. VO
Tax ID: 15-0145457-16090

This order is regarding the structure with multiple correction notices during its build is the above building. As set forth by the STURLE-DEROSS/TT-HALE-SINGER STATE COUNCIL ON CITIZEN CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code. Not found 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 permits that are required or would like to appeal this order, as allowed under section 117 of the Michigan Building Code 2015, please feel free to contact me. Jerry Shellen@lansingmi.gov

Thank You,

Jerry Shellen
Chief Building Inspector

NOT APPROVED



ECONOMIC DEVELOPMENT & PLANNING
Building Safety Office

314 N. Capitol, Ste C-1, Lansing, MI 48913-1228
(517) 483-4341 FAX (517) 377-0169
www.cityoflansing.com

Make Safe or Demolish

December 28, 2021

Project Location: 3141 S. L. KING JR BLVD R M

To whom it may concern,

On September 02, 2021, an inspection was made at the aforementioned address pursuant to the STATE DEMOLITION HALL SINGLE STATE CONSTRUCTION CODE ACT, Act 230 of 1972 also known as the Michigan Building Code with amendments. Upon the inspection, it was found that the building, structure or property is in violation of the section 115 of the 2003 Michigan Rehabilitation Code For Existing Buildings.

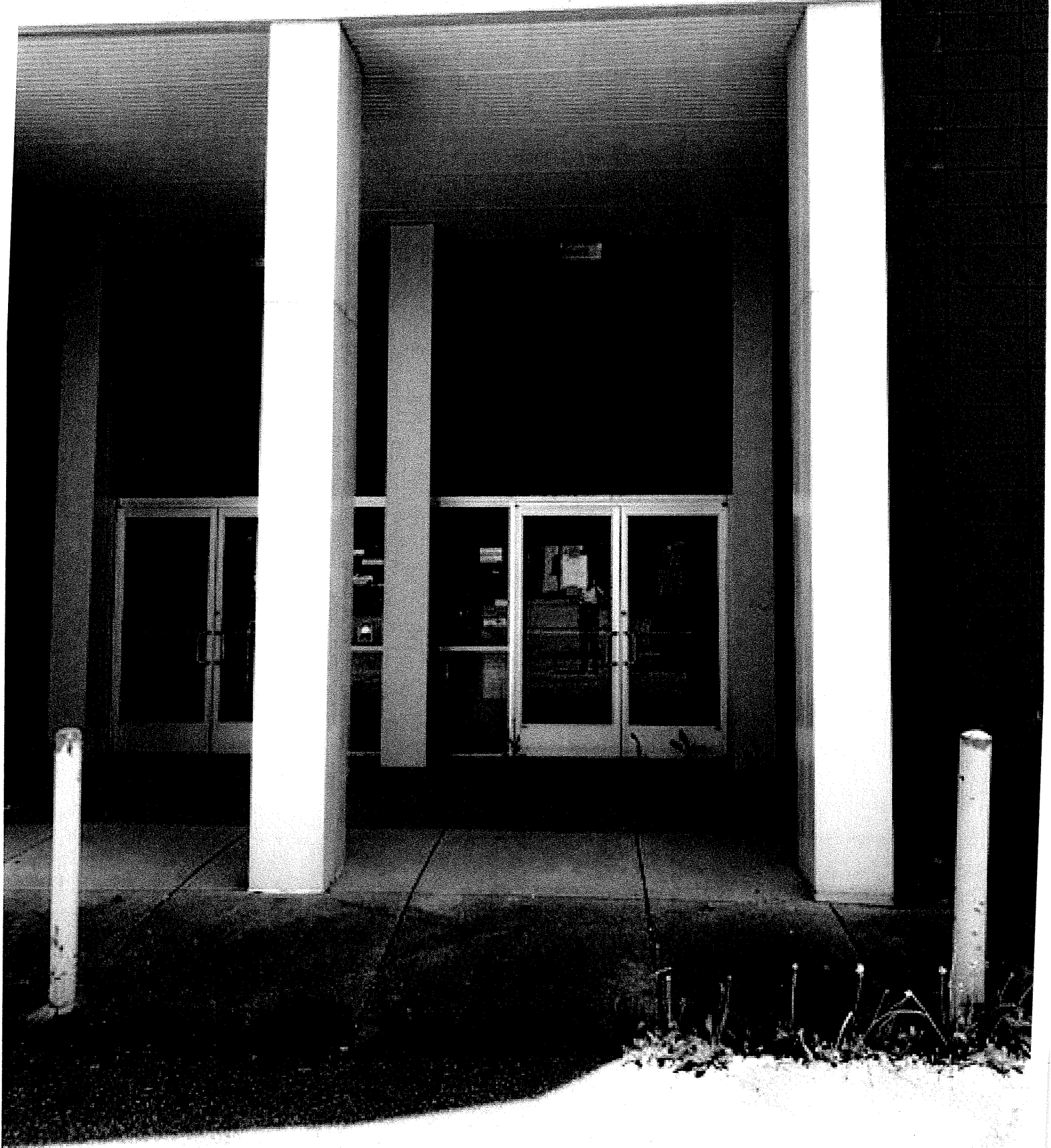
Therefore, you are required to make safe or demolish the building at the address listed above. Should you fail to make safe or demolish within 30 days from the date on this letter, this department will have no alternative but to issue a civil infraction and/or make safe or demolish. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. - 4:30 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Sincerely,

Scott Walsh

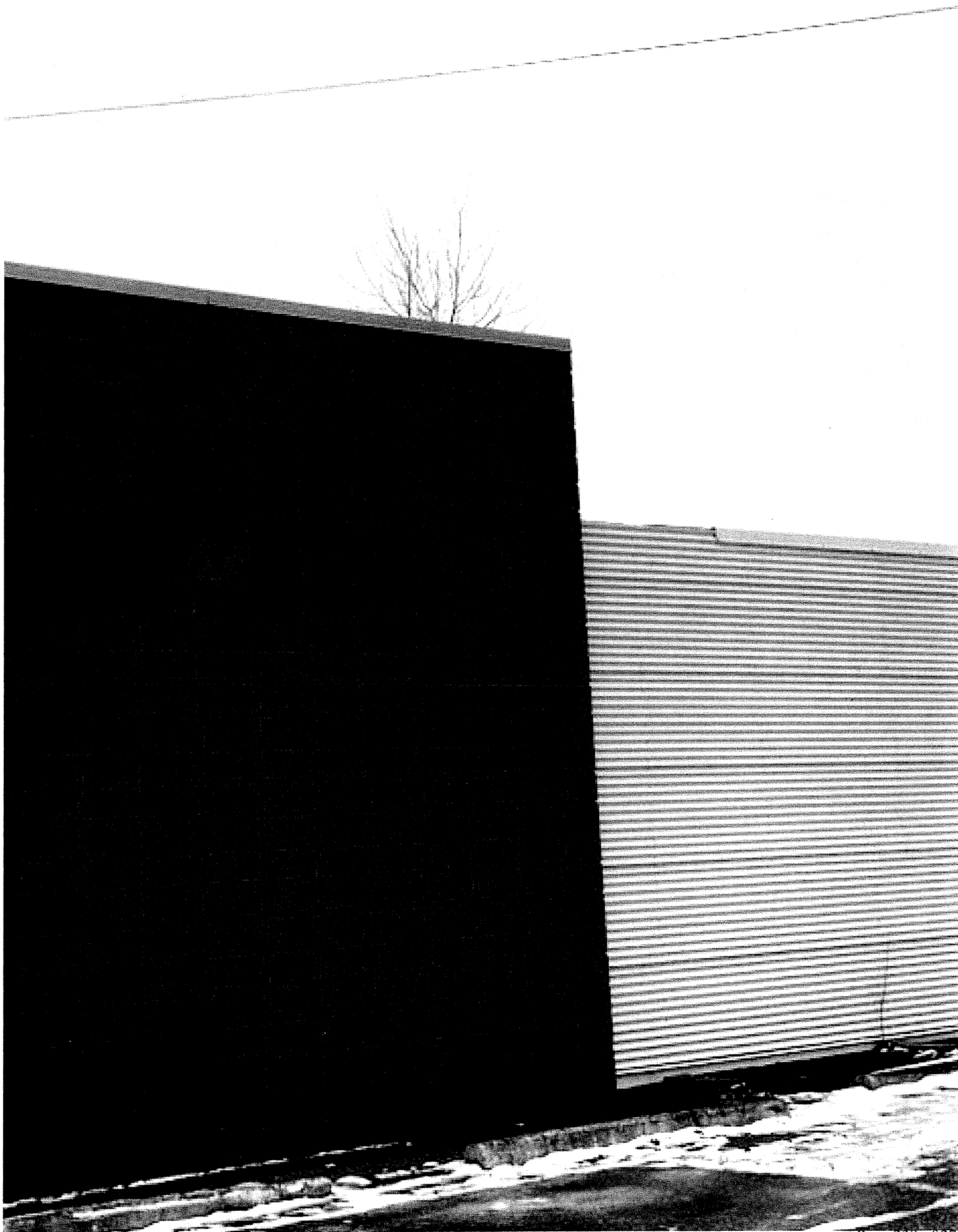
**DO NOT ENTER
UNSAFE
TO OCCUPY**

Leasing's only 3 in 1 location for Bowling and 2 Distinct Clubs with Various Dance Music

















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-012
---	---	------------------------------

Matter of the building/structure at 5141 S. Martin Luther King Jr. Blvd which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: October 25, 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 \$430,400.00
11. The cost to repair the building or structure to make it safe is \$5,993,505.00
12. The real estate is described as follows:

Parcel Number: 33 01 05 05 226 090

The Southeasterly 50 feet of Lots 11 and 12, also Lots 13 through 18, inclusive, except parts used as M-99 right of way, also Lot 40, except East 108.60 feet, also West 130 feet of Lots 41, 42 and 43, and also Lot 44, Supervisor's Plat of Prosperity Farms, City of Lansing, Ingham County, Michigan, as recorded in Liber 12 of Plats, Page 28.

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 Dec. 9, 2024.

10/25/2024
Date

David M. Mylle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 13, 2025

Property Ventures of Michigan
1335 Lake Lansing
Lansing, MI 48912

RE: Make Safe or Demolish at 5141 S Martin Luther King Jr. Blvd., Lansing Michigan

Recently the property you own at 5141 S Martin Luther King Jr. Blvd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

Richmond, Renee

To: Boak, Sherrie
Subject: RE: City of Lansing Meeting Invite - RE: 5141 S MLK

From: Alan Fox <AFox@ingham.org>
Sent: Tuesday, January 21, 2025 11:52 AM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Cc: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Subject: RE: [EXTERNAL] City of Lansing Meeting Invite - RE: 5141 S MLK

Thanks, Sherrie. I will not be able to attend.

The following may be placed on the record:

5141 S ML King Jr Blvd has delinquent taxes due of over \$40,000. If the 2022 taxes, over \$22,000 of the total, are not paid by March 31, 2025 the property will be foreclosed by the County Treasurer and offered for sale at auction later in 2025.

In the past two years, the owners have made payments just before the deadline and have kept the property out of foreclosure. They could do so again.

If a foreclosure occurs, all taxes due, including special assessments, may be recovered only if an auction bidder is willing to pay the total amount due. Unrecovered funds, whether taxes or special assessments, are "charged back," meaning in this case the city and other authorities must reimburse the county for the uncollected amounts.

When the city demolishes a structure it bills the property owner for the cost of the demolition. That charge is rarely paid by the property owner and is added to the tax bill as a special assessment. If a property is foreclosed with an outstanding demolition special assessment added to the outstanding tax bill it will not sell at auction for the taxes due because the outstanding taxes and special assessments will far exceed the value of the vacant land. The taxes and special assessments, including a charge for a demolition, are "charged back."

The Ingham County Land Bank has in the past few years had access to state funding for major demolition projects. We do not know whether funding of that nature will be available in the future.

I am happy to discuss the one-on-one with any councilmember. On the 28th, I have a 3 pm meeting in Mason and am leaving immediately after for a memorial service in Ann Arbor for the late Washtenaw County Treasurer.

Alan Fox
Ingham County Treasurer &
Land Bank Chair
517-676-7233

From: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Sent: Tuesday, January 21, 2025 9:20 AM
To: Alan Fox <AFox@ingham.org>
Subject: City of Lansing Meeting Invite - RE: 5141 S MLK

Good Morning

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 5141 S. Martin Luther King Jr. Blvd, 33 01 05 05 226 090, SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130FT LOTS, 41 42 AND 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS, 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 August 30th, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on October 25th, 2024, the Lansing Demolition Hearing Officer 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 December 9th, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, , 2025 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 Officer regarding the structure at 5141 S. Martin Luther King Jr. Blvd., 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 Enforcement Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

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

ADDRESS:	1616 S. CEDAR ST
PARCEL NUMBER:	33 01 01 21 476 085

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-006

LISTED TAXPAYER:	MCNAMARA BRIAN T
INTERESTED PARTIES:	MCNAMARA BRIAN T
SEV INFORMATION:	\$23,800.00
LAND VALUE:	\$2,500.00
BUILDING VALUE:	\$21,300.00
LOT SIZE:	33.80 X 111.07

HOUSING CODE VIOLATION LTR:	10/25/2022
ORIGINAL RED TAG DATE:	5/10/2011
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$70,338.85
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD
---------------------------	--

CURRENT PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

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

1616 S Cedar St. Lansing, MI

- **Title Information:**

- Brian T. McNamara

- **Original Red Tag Date:**

- 5/10/2011
 - Deteriorated roof on the house, ceiling covering is missing/deteriorated in the 2nd-floor bedroom, safety check on the furnace, inoperable or missing smoke detectors.
 - 2022 interior inspection found owner has been conducting interior remodel without benefit of permit.
 - **NEAT Team Enforcement Start:**
- 9/01/2021 until present.

- **Property Activity:**

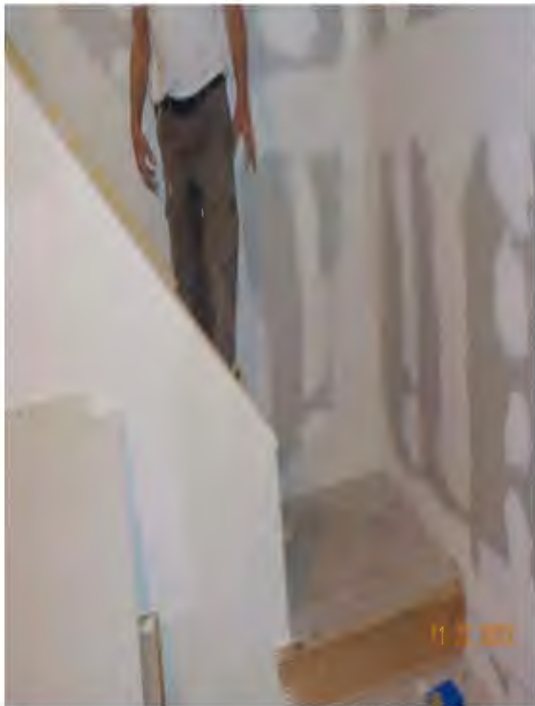
- Monthly monitoring
- Trash removal 2024
- 1 board up
- 1 front yard parking
- 1 open Remodel Permit 4/27/2023 no inspections

SEV & Cost of Repairs:

\$23,800.00 SEV cost of repairs \$70,338.85

- **City Recommendation:** 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 11/22/2022





Andy Schor, Mayor

Recent Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



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: 1616 S. Cedar St.

LEGAL DESCRIPTION: LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES
BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD

PARCEL ID: 33-01-01-21-476-085

PROPERTY OWNER NAME: Brian T. McNamara

PROPERTY OWNER ADDRESS: 1534 S. Pennsylvania Ave. Lansing, MI 48910

PROPERTY OTHER CONTACT: Brian McNamara Cell: 517-930-4235. Email: N/A

Department of Economic
Development and Planning
Rawley Van Fossen, Director



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

Andy Schor, Mayor

Subject: Dangerous Building at 1616 S. Cedar St. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 67

BRIAN T MCNAMARA
1534 S PENNSYLVANIA AVE.
LANSING, MI 48910-1863

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1616 S. Cedar St., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

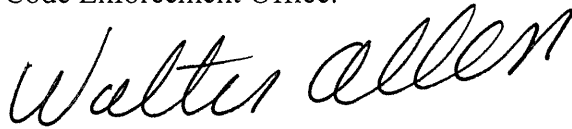
If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

“Equal Opportunity Employer”

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

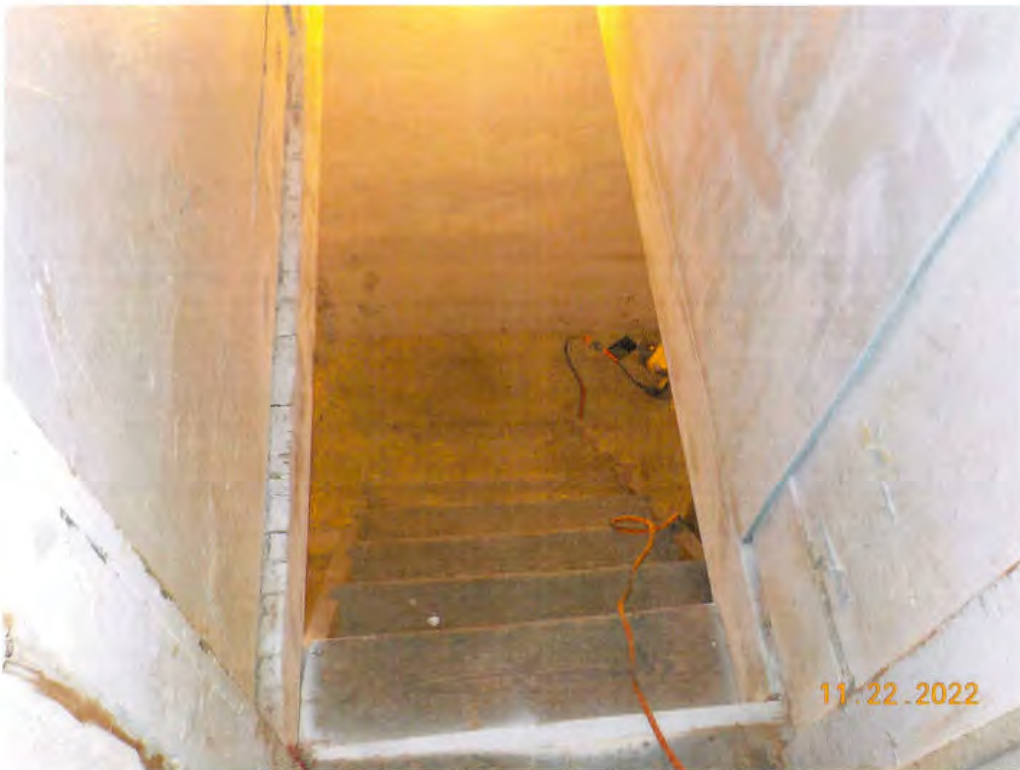
1616 S Cedar St.



1616 S Cedar St.



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CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-006
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Matter of the building/structure at **1616 S CEDAR ST.** 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, HAVING RECEIVED TESTIMONY AND EVIDENCE, 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 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☒ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is **\$23,800.00**
7. The cost to repair the building or structure to make it safe is **\$70,338.85**
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 476 085

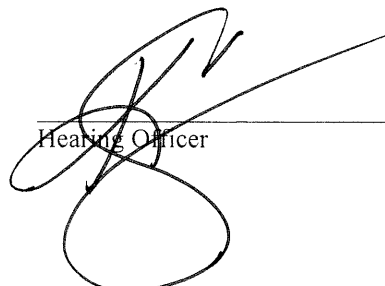
**LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE
ADD, City of Lansing**

IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Brian McNamara
1534 S Pennsylvania Avenue
Lansing, MI 48910-1863

1/14- Phone Call no answer-mailbox full

RE: Make Safe or Demolish at 1616 S Cedar Street, Lansing Michigan

Recently the property you own at 1616 S Cedar St. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Enforcement Officer has declared a certain structure at 1616 S. Cedar St, 33-01-01-21-476-085, LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Enforcement Officer red tagged the said structure on MAY 10TH, 2011 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 22ND, 2024, the Lansing Demolition Hearing Officer 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 NOVEMBER 19TH, 2024; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing 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, February 24, 2025 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 Officer regarding the structure at 1616 S. CEDAR ST, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Enforcement List

11/21/2024

1/1

Enforcement #	Address	Category	Status	Filed	Closed
E11-0645	1300 W MAPLE ST	Safety	NEAT Unsafe	11/08/05	
E11-0069	500 N BUTLER BLVD	Safety	NEAT Unsafe	02/09/07	
E11-0765	1115 REGENT ST	Exterior	NEAT Unsafe	11/29/07	
E11-0791	603 SHEPARD ST	Exterior	NEAT Unsafe	11/13/08	
E11-0289	5625 KAYNORTH RD	Safety	NEAT Unsafe	03/13/09	
E11-0859	619 N SYCAMORE ST	Lack of Certificate	NEAT LOC	06/29/09	
E11-0188	204 W CESAR E. CHAVEZ AVE	Safety	NEAT Unsafe	11/17/09	
E11-0749	815 PROSPECT ST	Safety	NEAT LRU	11/09/10	
E11-0895	1232 N WASHINGTON AVE	Safety	NEAT Unsafe	06/27/11	
E11-0773	1521 REO RD	Safety	NEAT Unsafe	10/22/11	
E11-0927	922 N WALNUT ST	Exterior	NEAT Unsafe	10/25/11	
E11-1345	1616 S CEDAR ST	Rental Certification	NEAT Unsafe	11/28/11	
E13-1630	1223 N HIGH ST	Safety	NEAT Unsafe	05/08/13	
E18-01307	2030 BYRNES RD	Safety	NEAT Unsafe	11/01/13	
E13-10944	2806 CYNWOOD ST	Safety	NEAT Unsafe	11/14/13	
E14-00578	1342 N WALNUT ST 1	Safety	NEAT Unsafe	03/06/14	
E14-08148	606 S MIFFLIN AVE	Safety	NEAT LRU	07/31/14	
E14-08343	413 W OAKLAND AVE	Safety	NEAT Unsafe	08/07/14	
E14-09030	1119 N SEYMOUR AVE	Lack of Certificate	NEAT Unsafe	09/02/14	
E14-09205	1033 MAY ST	Exterior	NEAT Unsafe	09/05/14	
E14-10189	4632 BRISTOL ST	Safety	NEAT Unsafe	10/28/14	
E15-00144	1511 N M L KING JR BLVD	Safety	NEAT Unsafe	01/27/15	
E15-00208	225 N M L KING JR BLVD 1	Safety	NEAT Unsafe	02/04/15	
E15-00327	BALZER	Safety	NEAT Unsafe	02/20/15	
E15-00565	3611 HOMEWOOD AVE	Failure to Comply	NEAT Unsafe	03/11/15	
E15-05432	1723 OSBAND AVE	Safety	NEAT LRU	06/26/15	
E15-08790	1519 LINVAL ST	Safety	NEAT Unsafe	10/02/15	
E16-00393	5938 SELFRRIDGE BLVD	Safety	NEAT Unsafe	01/13/16	
E16-04618	1816 MASSACHUSETTS AVE	Safety	NEAT Unsafe	05/02/16	
E16-12764	1318 CENTER ST	Safety	NEAT Unsafe	08/18/16	

Summary of the Thirty Oldest NEAT Team Properties
(Prepared for the City of Lansing Public Safety Committee 12/10/2024)

1. 1300 W. Maple

- a. Referred to Council on 12/06/2024 for MSD.

2. 500 N. Bulter

- a. Tagged – Safety on 2/9/2007
- b. \$688 due in monitoring fees
- c. Case discharged back to Code Enforcement for monitoring at 8/22/2024 MSD Hearing
- d. Open Enforcement
 - i. Work w/out permits – 6/13/2023
- e. Expired Electrical and Building Permit in 2020

3. 1115 Regent

- a. Tagged – Safety on 11/29/2007
 - i. Recently purchased on 1/11/2024
- b. Permit Activity
 - i. The mechanical permit was finalized on 8/7/2024.
 - ii. The building permit shows as of 7/18/24 that framing inspection in progress. Permit extension needed.

4. 603 Shepard

- a. Tagged - Exterior 11/13/2008
- b. Possible occupied structure reported to LPD
- c. \$190 due in monitoring fees
- d. Permit Activity
 - i. MEPs and Building Permit issued in 2023 with continued inspections in 2024.

5. 5625 Kaynorth

- a. Referred to Council on 12/06/2024 for MSD

6. 619 N. Sycamore St.

- a. Tagged LOC on 6/29/2009.
- b. Project in Progress with permit extensions needed.
 - i. Conversion from 4 plex to 2 plex.
- c. Owner confirmed no active tenants as renovations still in progress.

7. 204 W. Cesar E. Chavez Ave.

- a. Tagged – Safety on 11/17/2009
- b. Permit activity
 - i. Mechanical permit final approved on 11/07/2024
 - ii. Building permit final approved on 6/8/2023

*Submitter
@m+g* 1

Summary of the Thirty Oldest NEAT Team Properties
(Prepared for the City of Lansing Public Safety Committee 12/10/2024)

8. 815 Prospect St.

- a. Tagged LRU on 11/09/2010
 - i. Pending safety request
- b. Possible occupied structure reported to LPD
- c. \$935 due in monitoring fees
- d. Open trash enforcement
 - i. Reinspection this week

9. 1232 N. Washington Ave.

- a. Referred to Council on 12/06/2024 for MSD

10. 1521 Reo Rd.

- a. Tagged – Safety on 10/22/2011
- b. Possible occupied structure reported to LPD
- c. \$835 due in monitoring fees

11. 922 N. Walnut

- a. Tagged – Safety on 10/25/2011
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. The building permit passed final approval on 5/3/2022
 - ii. Roofing and siding permit final approved on 3/31/2022

12. 1616 S. Cedar St.

- a. Referred to Council on 12/6/2024

13. 1223 N. High St.

- a. Tagged – Safety 5/8/2013
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Expired permits; building, electrical, plumbing.
 - ii. Finaled mechanical on 9/22/2022

14. 2030 Byrnes Rd.

- a. Fire-damaged home 2012 – Tagged
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Restoration permit applied for on 12/9/24

15. 2806 Cynwood St.

- a. Tagged – Safety on 11/14/2013
- b. \$165 due in monitoring fees
- c. Permit Activity
 - i. Building permit issued 11/20/24

Summary of the Thirty Oldest NEAT Team Properties
(Prepared for the City of Lansing Public Safety Committee 12/10/2024)

- ii. Plumbing and mechanical permit issued on 11/22/24

16. 1342 N. Walnut St.

- a. Tagged – Safety on 3/6/2014 (Fire Damage)
- b. City Council ordered 21-day MSD at 8/26/24 meeting.
 - i. Preparing for demolition by city.

active bldg demo.

17. 606 S. Mifflin Ave.

- a. Tagged – LRU 7/31/2014
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Finaled electrical on 12/22/2023
 - ii. Finaled mechanical on 8/16/2023
 - iii. Expired plumbing and building permits

18. 413 W. Oakland Ave.

- a. Tagged – Safety on 8/7/2014
- b. \$835 due in monitoring fees

19. 1119 N Seymour Ave.

- a. Tagged – LOC on 9/2/2014
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Several permits are open.
 - ii. Framing Final 12/4/24.
 - iii. Electrical Rough 7/24/24
 - iv. Mechanical Rough 11/15/24
 - v. Plumbing final 8/2/24

20. 1033 May St.

- a. Tagged – Safety on 9/5/2014
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Building permit last approval on 8/9/2024
 - ii. Plumbing permit rough approved on 1/10/2024
 - iii. Closed mechanical permit on 12/9/2024

21. 4632 Bristol St

- a. Tagged – Safety on 10/28/2014
- b. \$835 due in monitoring fees
- c. Permit activity
 - i. Electrical - 2021 permit suspended/disapproved

Summary of the Thirty Oldest NEAT Team Properties
(Prepared for the City of Lansing Public Safety Committee 12/10/2024)

22. 1511 N. MLK Jr. Blvd.

- a. Tagged – Safety on 1/27/2015
- b. \$835 due in monitoring fees
- c. Open enforcements
 - i. DAMV letter – 12/5/24
 - ii. Grass Letter – 11/26/24

23. 225 N. MLK Jr. Blvd

- a. Tagged – Safety on 2/4/2015
- b. \$165 due in monitoring fees
- c. Plan review submitted on 11/21/2024 and paid on 12/3/2024. In queue to be reviewed.

24. Balzer (33-01-05-05-202-022)

- a. Tagged – Safety on 2/20/2015
- b. Ingham County Land Fast Track Authority owned

25. 3611 Homewood

- a. Tagged – Safety on 3/11/2015
- b. \$835 due in monitoring fees
- c. Open Failure to Comply 1/11/2019

26. 1723 Osband Ave

- a. Referred to Council on 12/06/2024

27. 1519 Linval St,

- a. Tagged – Safety on 10/02/2015
- b. \$835 due in monitoring fees
- c. Open Enforcement(s)
 - i. Safety not complied 2015
 - ii. Trash letter – 11/19/2024
- d. Permit activity 2021,2022,2023,2024
 - i. Building - Fire damage repair 2024
 - ii. Electrical – 2024 Finaled.
 - iii. Plumbing – 2022 Rough approved.

28. 5938 Selfridge

- a. Tagged – Safety on 1/13/2016
- b. \$835 due in monitoring fees

Summary of the Thirty Oldest NEAT Team Properties
(Prepared for the City of Lansing Public Safety Committee 12/10/2024)

29. 1816 Massachusetts Ave.

- a. Tagged – Safety on 5/2/2016
- b. Possible occupied unit reported to LPD.
- c. \$695 due in monitoring fees
- d. Open enforcement
 - i. Failure to comply – Obtain permits – 4/11/2023

30. 1318 Center St

- a. Tagged – Safety on 6/18/2016
- b. \$835 due in monitoring fees
- c. Open enforcements:
 - i. Failure to comply – Obtain permits.

30 Oldest NEAT Properties				
Internal EDP Notes - 1/28/2025				
Filed Date	Status	Location	BSO Notes	Code Notes
11/08/2005	NEAT Unsafe	1300 W MAPLE ST	PB24-0918 issued, frame inspection approved 12/11/2024. No other inspections requested. PE24-1253 issued, rough inspection approved 11/15/2024. No other inspections requested. PP24-0996 issued, rough inspection approved 11/21/2024. No other inspections requested.	Active MSD case. Referred to City Council.
02/09/2007	NEAT Unsafe	500 N BUTLER BLVD	PB20-0183 & PE20-0259 closed for inactivity.	Previous MSD case. Discharged by City Council. Progress has stalled. Code to request Administrative Search Warrant. Pending results may lead to a new MSD Hearing.
11/29/2007	NEAT Unsafe	1115 REGENT ST	PB24-0490 expired, progress inspection 7/18/2024. PE24-0435 expired. No inspections requested.	MSD ruling ordered by City Council. Code to bid out for demolition.
11/13/2008	NEAT Unsafe	603 SHEPARD ST	PB23-0881 expired, frame approved 5/15/24, insulation approved 6/21/24. No other inspections requested. PE23-1161 issued, rough & service approved 2/7/2024. No other inspections requested. PM23-1597 issued, rough approved 3/1/2024. No other inspections requested. PP23-0972 issued, rough approved 3/12/2024. No other inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/13/2009	NEAT Unsafe	5625 KAYNORTH RD	All permits from 2016 & 2018 have been closed. No other permits submitted.	Active MSD case. Referred to City Council.
06/29/2009	NEAT LOC	619 N SYCAMORE ST	PB17-0606 canceled. New contractor pulled PB22-0782 issued. No inspections requested. PE18-0020 expired, rough approved 1/11/2018. No other inspections requested. PM17-0397 issued, rough approved 5/16/2018. No other inspections requested. PP17-1318 issued. rough approved 1/19/2018. No other inspections requested.	Follow up requested by Code Officer.
11/17/2009	NEAT Unsafe	204 W CESAR E. CHAVEZ AVE	PB23-0345 Approved 6/8/2023, permit was for porch. PM24-0708 Approved 11/7/2024, permit was for furnace. PM23-0984 Expired, permit for gas piping	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/09/2010	NEAT LRU	815 PROSPECT ST	No permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/27/2011	NEAT Unsafe	1232 N WASHINGTON AVE	1 232 S Washington Ave – PB23-2033 expired, frame inspection partially approved 9/17/2024, Insulation inspection on 11/19/2024 inspector went, and work was not ready for inspection. PE24-0114 expired. Rough inspection approved 3/18/2024. No other inspections requested. PP24-0640 expired, rough inspection approved 7/31/2024. No other inspections requested.	Active MSD case. Referred to City Council.
10/22/2011	NEAT Unsafe	1521 REO RD	PB18-0053 expired, frame partial approved 5/7/2019, progress approved 5/12/2019 & 9/13/2022. PE18-1132 expired, rough approved 5/7/2019. PM18-1415 expired, rough approved 4/22/2019. PP18-1005 expired, rough approved 9/12/2019, final disapproved 9/11/2020.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/25/2011	NEAT Unsafe	922 N WALNUT ST	PB22-0389 Approved 5/3/2022. PB21-2065 Approved 3/31/2022. PB21-2063 Approved 3/31/2022. Sufficient progress. Tag should be removed.	Safety violations complied with. Tag removed.
11/28/2011	NEAT Unsafe	1616 S CEDAR ST	1 616 S Cedar St – PB22-2138 expired, Cory did inspection 11/12/2024 with the following note "Old bead board was covered with drywall in several areas, plumbing work has not started. Owner is working on home; framing was not altered from what could be observed on today's inspection. Owner is going to update all smoke alarms (7' total)." Still needs electrical & plumbing permits.	Active MSD case. Referred to City Council.
05/08/2013	NEAT Unsafe	1223 N HIGH ST	PB22-0003 Expired, frame approved 11/9/2022. PE22-0353 Expired, service partial approved 4/8/2022, rough approved 8/2/2022. PM21-2435 Approved 9/22/2022. PP22-1078 Expired, rough approved 8/19/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.

*Submitted
Cmtg*

11/01/2013	NEAT Unsafe	2030 BYRNES RD	PB24-1965 Issued 12/20/2024, No inspections requested. PE25-0049 issued, service partial approval 1/24/2025. PM25-0050 issued, no inspections requested. PP25-0073 issued, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/14/2013	NEAT Unsafe	2806 CYNWOOD ST	PB24-1854 issued 11/20/2024, no inspections requested. PM24-1556 issued, no inspections requested. PP24-0997 issued, rough approved 12/23/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/06/2014	NEAT Unsafe	1342 N WALNUT ST 1	PB20-1490 denied, PE20-1170 denied, PM23-0318 denied. All permits denied because contractor never submitted revisions for PB20-1490 plan review.	MSD ruling ordered by City Council. Code to bid out for demolition.
07/31/2014	NEAT LRU	606 S MIFFLIN AVE	PE23-1701 finalized 12/22/2023, PM23-2203 finalized 8/16/2024, PP24-0322 expired, rough approved 3/28/2024, final's requested 4 times and not ready when inspector showed up. PB23-1651 expired, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
08/07/2014	NEAT Unsafe	413 W OAKLAND AVE	PE21-0898 expired, service partial approved 5/26/2021. PP18-0447 finalized 4/19/2018.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/02/2014	NEAT Unsafe	1119 N SEYMOUR AVE	PB24-0582 issued, frame approved 12/14/2024, insulation approved 12/19/2024. PE24-0766 expired, rough & service approved 7/24/2024. PM24-1692 issued, rough approved 11/15/2024. PP24-0500 finalized 8/2/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/05/2014	NEAT Unsafe	1033 MAY ST	PB22-1148 expired, footing approved 11/3/2022, concrete approved 11/15/2022, other approved 11/15/2022, frame partial approved 11/22/2022, exterior insulation approved 8/9/2024. PP23-1492 expired, rough approved 1/10/2024. PM24-0885 permit closed for nonpayment.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/28/2014	NEAT Unsafe	4632 BRISTOL ST	PB20-1473 issued, tearoff approved 9/10/2021, frame approved 11/8/2021, insulation approved 9/22/2022, reroof final approved 2/28/2023. PE21-1444 suspended for fees, rough approved 10/5/2021, progress approved 12/7/2022, final disapproved 8/22/2024. PP21-1123 finalized 9/3/2024. PM21-1798 finalized 12/7/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
01/27/2015	NEAT Unsafe	1511 N M L KING JR BLVD	NO permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/04/2015	NEAT Unsafe	225 N M L KING JR BLVD 1	PCPR24-0209 Approved 12/21/2024. PB25-0043 issued 1/24/2025, no inspections requested. PE18-1558 finalized 8/19/2019, PM20-0901 finalized 7/29/2020, PP19-0019 finalized 2/1/2021.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/20/2015	NEAT Unsafe	BALZER (33-01-05-05-202-022)	No permits.	Land Bank property. Follow up by Code Officer & connect with R. Case at the LB.
03/11/2015	NEAT Unsafe	3611 HOMEWOOD AVE	PM18-0450 permit closed for inactivity. Final inspection was disapproved 3/23/2018. No other inspections requested. No other permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/26/2015	NEAT LRU	1723 OSBAND AVE	PB24-0089 issued 2/6/2024, no inspections requested, PE24-0093 issued, service partial approved 3/4/2024. PP24-0157 issued, no inspections requested. PB24-1322 issued, no inspections requested.	Active MSD case. Referred to City Council.
10/02/2015	NEAT Unsafe	1519 LINVAL ST	PB24-0298 issued, frame approved 8/22/2024, PE21-0333 expired, rough approved 4/30/2024. PE24-1653 finalized 12/3/2024. PP22-0382 expired, rough partial approval 7/24/2024.	Slow, but progress. Active Mikey23 project.
01/13/2016	NEAT Unsafe	5938 SELFRIDGE BLVD	All permits from 2017 closed for inactivity.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
05/02/2016	NEAT Unsafe	1816 MASSACHUSETTS AVE	PB23-0490 denied per inspector. Contractor never submitted correct documents requested. PB17-0179 closed for inactivity. PB23-0568 & PP23-0522 canceled per owner. PP18-1213 closed for inactivity. PE20-0396 finalized 3/14/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.

Boak, Sherrie

From: Molly Beckwith <mollyjobeck@comcast.net>
Sent: Wednesday, January 22, 2025 2:30 PM
To: City Council
Subject: [EXTERNAL] Metro Bowl

Time has long passed that an out of state property owner is able to just abandon property in this city and just let it rot. That eye sore should have been demolished years ago and the owner fined for failure to maintain his property. Something is wrong with the city's laws and regulations that prevent action being taken to remove it & bill the owner demolition cost without it taking years and years and years and we end up with the bill. This council needs to take the bull by the horns and resolve this situation.

Molly Beckwith
South side homeowner

*Submitted
@ Molly*

Richmond, Renee

From: Pehlivanoglu, Trini
Sent: Tuesday, January 28, 2025 3:50 PM
To: Richmond, Renee
Subject: FW: [EXTERNAL] Demolish Metro Bowl Please

Importance: High

Please print for PS meeting to be included in the record.

Thank you.
T.

From: Marilyn Irvine <irvinemari@comcast.net>
Sent: Tuesday, January 28, 2025 3:35 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Demolish Metro Bowl Please

I am sending this note hopefully to all City of Lansing Council people and I hope I can connect this with Mayor Schor.

Please, please let's clean up this south end of Lansing by getting rid of trashy places as quickly as possible. Not sure if we're receiving tax money over this property, but if that is the case, I would certainly like to know the exact amount and try to help the Officials in our city figure out how to make money some other way than keeping properties that are intense eye sores and who knows what other issues they are causing.

You all are very much appreciated because you have good brains and have to make many decisions to better our communities.

Thank you -
Marilyn Irvine
5211 Tulip Avenue
Lansing, MI 48911
517-393-1575

*Submitted
@ mtg*

Building Safety Office
INTERNAL MSD STATUS UPDATES

- **308 E Cesar Chavez:**
 - Plan Review applied for 11/19/2024. Still waiting for payment. **No progress reported to EDP. Would recommend voting to schedule Public Hearing.**
- **5625 Kaynorth:**
 - All permits from 2016 & 2018 have been closed. No other permits submitted. **No progress reported to EDP. Would recommend voting to schedule Public Hearing.**
- **1232 S Washington Ave:**
 - **PB23-2033** issued & frame inspection partially approved 9/17/2024. Insulation inspection on 11/19/2024; inspector went, and work was not ready for inspection. **PE24-0114** expired. Rough inspection approved 3/18/2024. No other inspections requested. **PP24-0640** expired, rough inspection approved 7/31/2024. No other inspections requested. **Slow, but progress. Recommend table 30 - 90 days.**
- **204 E Potter:**
 - **PB23-0458** issued, frame inspection approved 12/27/2024. No other inspections requested. **PE24-0725** suspended for payment. Rough and service inspection approved 8/8/2024. No other inspections requested. **PM23-0554** fully approved 9/17/2024. **PP24-0761** expired, rough inspection approved 7/24/2024. No other inspections requested. **Slow, but progress. Recommend table 30 - 90 days.**
- **1023 Porter St:**
 - **PB23-0547** issued, Frame partial approved 2/23/2024, insulation approved 1/3/2025. No other inspections requested. **PE24-0485** expired, service inspection disapproved 11/8/2024, rough approved 11/15/2024. No other inspections requested. **PP24-1248** issued, rough inspection approved 12/23/2024. No other inspections requested. **Slow, but progress. Recommend table 30 - 90 days.**
- **1300 W Maple St:**
 - **PB24-0918** issued, frame inspection approved 12/11/2024. No other inspections requested. **PE24-1253** issued, rough inspection approved 11/15/2024. No other inspections requested. **PP24-0996** issued, rough inspection approved 11/21/2024. No other inspections requested. **Slow, but progress. Recommend table 30 - 90 days.**
- **1723 Osband St:**
 - **PB24-0089** issued 2/6/2024. No inspections requested. **PE24-0093** issued, service inspection partially approved 3/4/2024. No other inspections requested. **PP24-0157** issued 6/4/2024. No inspections requested. **Slow, but progress. Recommend table 30 - 60 days.**
- **5141 S M L King:**
 - No permits or plan review. **No progress. Would recommend voting to schedule Public Hearing.**
- **1616 S Cedar St:**
 - **PB22-2138** expired, last Building inspection was in November 2024. **Still needs electrical & plumbing permits. Slow, but progress. Recommend table 30 - 60 days.**

KEY:

PB = Building Permit
PE = Electrical Permit
PM = Mechanical Permit
PP = Plumbing Permit

Two numbers after "PB" indicate the year the permit was issued. "PB23" = Building Permit issued in 2023.

*Submitted
@ mfg*