



MINUTES
Committee on Public Safety
Tuesday, January 28, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Mitch Rice
Rawley Van Fossen, EDP Director
Meridith Johnson
Tom Barry
Jon Scott
David and Tawny Cerny
Clarence Hooker
Rahim Alikeil
Joseph Fawaz
Gloria Hall
Alesia Flowers
Brian McNamara
Adam Brewer, Cesar Place LLC representative (308 E Cesar Chavez)
Vearl Green, 917 Chittock Street LLC representative (1723 Osband)
Andy Mackovic

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM DECEMBER 10, 2024, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mitch Rice spoke on 5141 S. MLK Jr. Blvd and wishes it to be demolished, it is unsafe and dangerous.

Ms. Richmond read into the record two names (Molly Beckwith and Marilyn Irvine) of emails received wishing for 5141 S. MLK Jr. Blvd to be demolished.

DISCUSSION/ACTION

RESOLUTION – Appointment; Jon Scott; At Large member of the Board of Fire Commissioners; Term to Expire June 30, 2025

Mr. Scott spoke on being a long time resident and has governmental financial management experience. He was previously on the Board of Public Service and resigned to be appointed to the Board of Fire Commissioners. Mentioning Ms. Solis stated it would be a steppingstone for him.

Councilmember Pehlivanoglu asked why he was on the Board of Public Service if this was his original first choice. Mr. Scott responded at the time that is where the opening was, as a kid everyone likes trips to the Fire Stations and seeing the trucks. Councilmember Kost asked if he had the time for the commitment, and he answered yes the schedule fits perfectly for him.

Councilmember Hussain asked for clarification on his comment as this being a steppingstone, what does that mean and if he was interested in running for office. Mr. Scott noted that is a bad choice of words, but at that time he didn't serve in the government area and told a great way to play a role in the community.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR APPOINTMENT OF JON SCOTT; AT LARGE MEMBER OF THE BOARD OF FIRE COMMISSIONERS. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 308 E Cesar E. Chavez Avenue

Mr. Van Fossen first introduced Meridith Johnson and Tom Barry who were both recently promoted and here to observe. He continued to summarize the property was first tagged in 12/2017, the structure was a threat to life, health, and or safety of person. Commercial plan review submitted in 5/2023, no open or pending permits. Demo hearing was 10/2024 and was recommended make safe or demolish.

Mr. Brewer first noted all those photos are old and has resubmitted architecture plans and is requested a year to get it completed. Councilmember Pehlivanoglu noted he bought it knowing it was red tagged, he answered he wasn't aware and that he spoke with Mr. Van Fossen, and he wasn't getting the mail because the property doesn't have a mailbox. Mr. Fan Fossen noted they are required to post on the property, and the department uses the information in assessing.

Councilmember Kost noted it's clearly unsafe but Mr. Brewer states he didn't know it was red tagged, asking why he waited until now to address it. Mr. Brewer stated he bought it two years ago to fix it up and has put \$100,000 into it. Mr. Van Fossen added that building officials won't even send people in because it is so unsafe.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 308 E CESAR E CHAVEZ AVENUE FOR 2/24/2025.

Councilmember Pehlivanoglu noted it is the responsibility of an owner to know what comes with the property.

MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5625 Kaynorth

Mr. Van Fossen summarize the property was first tagged in 3/2009 for lack of utilities, uncleanliness, debris, peeling/chipped paint, damaged walls, and soiled floor coverings. Since red tagged 9 permits were applied for however 8 of the 9 were cancelled or closed due to no activity. Demo hearing was 10/2024 and was recommended make safe or demolish.

Mr. Fawaz said he purchased in 2014 and was not aware of rules and regulations or that he also had to pay \$13,000 in back taxes, he buys properties and flips them. He started gutted and things were stolen, said he sold it to his brother, and he pulled the permits, but the city put them in his name. After three years his brother moved out and only had electrical left to finish. Mr. Fawaz visits the property

once a week and now uses it as storage and states the pictures are old, he's been paying the fees monthly. Adding he received the notice out of nowhere.

Mr. Van Fossen stated they follow state standards and properties are inspected and if unsafe the properly tagged. Councilmember Pehlivanoglu referenced it was tagged in 2009, so he's owned it for 11 years. Councilmember Hussain asked that Mr. Van Fossen is able to finish as he was continuously interrupted. Mr. Van Fossen stated it was determined by the department and demo hearing that it meets the standard of unsafe and then red tagged, this should be MSD. Concluding that if owners need more time they should be calling.

Councilmember Kost stated if electrical work is all that's left, then supports moving forward with show cause and should give time to address it.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 5625 KAYNORTH FOR 2/24/2025. MOTION CARRIED 3-0.

Mr. Fawaz noted a date on a photo of 2022 but no call from code on it, Mr. Van Fossen said he would look into it.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1232 N Washington Avenue

Mr. Van Fossen summarize the property was first tagged in 6/2011, deteriorated roof, no utilities, missing chimney bricks, open kitchen ceiling, and damaged walls. Building permit issued 12/2023 no inspection, electrical issued 3/2024 rough approved 3/2024, plumbing issued 6/2024 rough/underground approved 7/2024. Demo hearing was 8/2024, and was recommended make safe or demolish. There is progress but slow.

Councilmember Pehlivanoglu asked what is remaining. Mr. Van Fossen said all permits need final out, if expired they need to reapply, building permit needs finishing and final inspection.

Mr. Hooker said all that sounds right, he is ready to apply for the final inspection then he received the letter indicating to stop all work and not pay for anything. Adding the inside still looks like a work site but things are getting completed and has new photos from yesterday but didn't bring them.

Councilmember Pehlivanoglu said it was red tagged in 2011 and asked if he's owned it since then, he answered it was red tagged when he bought it. She then asked if he did his due diligence, he answered he's paid the monitoring fees but wasn't aware of the other stuff.

Councilmember Kost read from the Demo Board minutes of 09/23/2023 into the record:

Mr. Hooker stated he has had problems obtaining the permits. He has no electricity at the property he wants the property to be tables for a few months at a minimum. Mr. Van Fossen asked Mr. Hooker if he has spoke with any building contractors. Mr. Hooker said yes but because of the storm and there being a disaster called he wants an extension. Mr. Van Fossen stated the storm was over a month ago. Mr. Van Fossen stated he will table the property for 30 days at which time he should have a contractor hired.

Councilmember Kost supports going through the show cause steps. Councilmember Hussain agreed and explained the timeline of the meetings for Mr. Hooker.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1232 N WASHINGTON AVENUE FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish 204 E Potter

Mr. Van Fossen summarize the property was first tagged in 11/2017, infestation of rodents, decay of surfaces and damaged walls, exposed wiring smoke detectors not working. Building permit issued 3/2024 frame disapproved 4/2024, progress disapproved 5/2024, electrical issued 3/2024 currently suspended for a fee, rough and service approved 8/2024, mechanical issued 3/2024, final disapproved 7/2024 rescheduled 9/2024, plumbing issued 7/2024 currently suspended for fee, rough approved 7/2024. Demo hearing was 8/2024, and was recommended make safe or demolish. There is progress and activity but slow.

Mr. Alikeil stated he had to get a new plumber and was approved also mechanical, and framing is done now waiting on insulation and then received letter. Mr. Van Fossen confirmed mechanical is all set, progress on electrical but need payment same as plumbing.

Councilmember Pehlivanoglu stated to Mr. Alikeil there will be time for him to make progress in the timeline. Councilmember Kost noted the property has been tabled since 6/2023 so looking at almost 2 years, and in 8/2023 willing to table again for 60 days which all permits should be in place and didn't happen and now it's the same thing, suggesting to Mr. Alikeil to get the process moving to get done.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 204 E POTTER FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1023 Porter

Mr. Van Fossen summarize the property was first tagged in 7/2017, the structure is a fire damage, water damage to walls/ceilings, no smoke detectors and lack of utilities. Demo hearing was 8/2024, and was recommended make safe or demolish. Building permit 6/2023, frame partially approved 2/2024, and electrical issued 4/2024 no inspection date. Two weeks ago insulation approved, 11/2024 rough electrical approved, there is progress but slow.

Ms. Cerny supplied updated photos for the Committee. She acknowledged this has taken time but paying for everything themselves and indicated were unaware of the insulation so had to remove the drywall and redo so that added extra time.

Councilmember Kost noted in 9/2023 it was supposed to be done by Christmas and asked if this is their home. Ms. Cerny confirmed it's going to be, they are currently renting until completed. Councilmember Pehlivanoglu asked when it will be move in ready, Ms. Cerny responded in 2 weeks for the safety part, but unsure for the occupancy requirements, estimating 3 months.

Mr. Van Fossen stated she needs all trade permits to be final and closed, has all but mechanical applied for but sounds like she's got someone ready to apply, so all four of those permits have to be final, then it would clear with Building Safety and then Code Enforcement would be the last to request a walk through to confirm all red tag violations have been corrected.

Councilmember Pehlivanoglu indicated going forward with show cause and timeline of meeting would give her time. Mr. Van Fossen added, not speaking for the Committee but and updated photos, budget, and timeline owners have to please bring them to ongoing meetings.

Councilmember Kost asked since this is going to be primary residence why isn't there a principal residence exemption, and Ms. Cerny didn't know what that is. Mr. Van Fossen is unsure if it can be granted if not suitable for occupancy. Councilmember Kost added it was bought 4/2017 and rental certificate applied for. Ms. Cerny indicated it was a rental when they bought it.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1023 PORTER FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1300 W Maple

Mr. Van Fossen summarize the property was first tagged in 11/2005, deteriorated soffit and fascia, exposed wiring, no handrail on porch. In 7/2022 electrical wiring/panel installed without permit, need electrical up to code. Previous permits in 2012 and 2015 closed, building permit issued 7/2024 but no inspections. Demo hearing was 8/2024, and was recommended make safe or demolish. Movement is slow but progress is being made.

Mr. Van Fossen asked who the owner is, Ms. Hall stated she is the original owner and Ms. Flowers is co-owner. Ms. Flowers confirmed to Mr. Van Fossen she is on the title.

Ms. Flowers referenced a photo on her phone, agreed movement was slow and found additional things needing replacement. The house is currently safe and hope to have done in next 45 days.

Councilmember Pehlivanoglu this works with the show cause timeframe, indicated originally red tagged in 2005 so on our list for 20 years, it is nice to see positive progress. Councilmember Hussain added he is hopeful for the 45 days, referencing Mr. Van Fossen's comments on budge, timelines and permits, but doesn't want people waiting to get these done. Once the show cause is done and it comes back to Public Safety these things should be getting done or progress made, and department can attest to these, then possible tabling can occur.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1723 Osband

Mr. Van Fossen summarize the property was red tagged in 6/2015, 12/2019, and 2/2023, multiple violations including lack of utilities, deteriorated roof, damaged drywall throughout, missing pipes/fixtures, no furnace or water heater, missing wiring, switches/outlets unsafe electrical in garage, house stripped to studs inside, multiple cancelled or expired permits with little activity. Demo hearing was 8/2024, and was recommended make safe or demolish.

Ms. Green stated driveway is in, roof has been inspected and waiting on drywall inspection, windows are in and ready for plumbing and electrical. Mr. Van Fossen confirmed permits for electrical/plumbing no inspection yet and wasn't aware of the roof so will look into that. He added that the driveway is not under EDP but Public Service Department.

Councilmember Kost mentioned in 9/2023 it was heard at the Demo Board and notes by Mr. Van Fossen said MSD 60 days and the owner wasn't present. Mr. Van Fossen indicated that all decisions prior to August 2024 were under standards that weren't in accordance with state law. Councilmember Kost asked how it slipped through, Mr. Van Fossen answered unknown as at that time he was not aware of what happened once it went back to Code at that time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1723 OSBAND FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Van Fossen summarize the property was first tagged in 8/2021, the structure constitutes a threat to life, health, and/or safety to people near or visiting. Demo hearing was 10/2024, and was recommended make safe or demolish.

Mr. Mackovic stated he was told to be at the 2/11 meeting because his attorney couldn't attend and asked for a postponement. Councilmember Pehlivanoglu stated the front office indicated he couldn't attend but it wasn't rescheduled and would stay on the agenda. Mr. Mackovic he received a text from

Councilmember Hussain indicating it was on the agenda so came to ask again for a postponement, he isn't against the demo just needs more time for funding and a plan to move forward. He finished saying he believes David Vincent applied for a permit.

Mr. Van Fossen answered he did apply but he incorrectly applied for a demo permit, and it should be a tear out so needs to reapply.

Councilmember Pehlivanoglu referenced it's been red tagged since 2021 and it is now 2025, there should have been a plan by now. Councilmember Hussain noted he is familiar with this property and Mr. Mackovic and the Committee is always told people need more time. Adding, the building needs to come down, it is unsafe, there is illegal unpermitted activity in the back, and people living adjacent and nearby business owners want it down.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 5141 S MLK JR. BLVD. FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1616 S Cedar

Mr. Van Fossen summarize the property was first tagged in 5/2011, deteriorated roof, ceiling missing/deteriorated on second floor, inoperable or no smoke detectors, in 2022 owner was remodeling without permit. Demo hearing was 8/2024, and was recommended make safe or demolish. Any contractor would need to re-open permits and electrical/plumbing is needed.

Mr. McNamara stated in 2024 they inspected the outside of house has new siding, back deck is resurfaced with handrails. Inspector came out and said inside looks great, also inspected drywall work, and a working furnace. He is now waiting for money to pull permit for plumbing that was stolen out of the house. He is on a low income and supplements with some rentals he owns.

Councilmember Pehlivanoglu mentioned it sounds like he is making progress so with the timeline looks good. Mr. McNamara added roughly 9-10 years ago the roof was redecked and done. Mr. Van Fossen asked if he fully replaced the roof, and Mr. McNamara confirmed. Mr. Van Fossen indicated unfortunately their records indicate a request for a tear off so there was never a final inspection.

Mr. McNamara continued to comment on some conversations he had with a city guy that would drive by and say it looked good and go ahead with next steps then Mr. McNamara would call back, and it was a lot of back and forth. He did admit he didn't have the permit on hand and one point, it was in another work truck and, but the roof was inspected, and he took the word of the guy that he was going back to the office to finish it out, and now the guy doesn't work there anymore. Mr. Van Fossen stated if you don't get that green sticker then it is not final.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1616 S CEDAR FOR 2/24/2025. MOTION CARRIED 3-0.

OTHER

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

Mr. Van Fossen quickly referenced this is a different report but has better notes. Committee consensus was to review and talk about at the next meeting.

ADJOURN

Adjourned at 5:29 p.m.

Submitted by Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on February 11, 2025