



MINUTES
Committee on Public Safety
Tuesday, February 11, 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 Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP Director
Charles Randall, Internal Auditor
Alisa Flowers
James Flowers
Anthon Nathan
Bryan Halmich
Hamin Jaff
Vicente Martinez

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JANUARY 28, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.

Mr. Van Fossen stated was red tagged in June 2017, fire damaged and joined NEAT team in October 2017. There was a hearing order for 60 days, and to comply needed to be renovated for occupancy or demolished. It did not meet those and was then referred to Committee. He then referred to a document distributed at the meeting outlining the permits. In January 2025 there was an inspection and no activity and no permits. This is one of the few remaining homes in the city that was designed by Darius Moon, however it is not registered as historic.

Mrs. Flowers stated they are trying to get funding for the house. It has been gutted multiple times, windows are on hold and want to get it back to the point of the 1960's historical nature. Working with

Rachel Elsinger (MEDC) on getting funds for bigger projects. Ms. Flowers admitted it needs construction, and she submitted letters of support to have it restored.

Council Member Pehlivanoglu asked Mr. Van Fossen what it would take to make it safe according to the standards. Mr. Van Fossen noted there is significant fire damage, there is a significance of the person who designed the home. Depending on the quality of repairs they are trying to make, but it takes significant work and funding. It would be about \$100,000, but with their plans they have \$678,000. Council Member Pehlivanoglu asked Ms. Flowers what she thought it would take to make safe, and Ms. Flowers stated if it is windows and doors to make safe, she would go in 3 months. Mr. Van Fossen stated the city uses standards, windows and doors not enough. Need significant work in the home to remove the red tag. Mr. Van Fossen stated the Committee could table. Ms. Flowers stated occupancy would not be 6 months. She stated she could bring it to where know one can enter and get hurt. Ms. Flowers stated if someone were to live there it could take a year.

Council Member Kost asked about the build out, and what intentions for a rental. Ms. Flowers stated a coffee shop first floor with multi-purpose, B & B in rear, and apartments on 2nd floor. Council Member Kost referenced the letters submitted and they were 2 years ago, and asked why they didn't start then. Ms. Flowers stated when she started this, she felt she has run into road blocks. The grants they have applied for 4 times, and feels they finally have someone to help them.

Council Member Hussain asked Mr. Van Fossen, if fire damaged since 2019, and then sold and sitting since then; why are there fire damaged 60-90 days makes safe, and there is a concern because the demo board has not been meeting state standards, they are not making decisions but sending to Council. Secondly, he noted there have been 9 enforcement issues on this property.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 108 S MARTIN LUTHER KING JR BLVD FOR 3/10/2025.

Mr. Van Fossen stated his recommendation would not 60 days, fire damage is 25 days.

MOTION CARRIED 3-0.

Ms. Flowers stated that everything stated that things didn't happen since she owned, and Council Member Hussain stated it did, since 2019. Ms. Flowers then asked if she fixed back wall or replaced where fire damaged is. Council Member Pehlivanoglu told them to work with EDP immediately to make progress on making this safe. The next step, Show Cause Hearing is March 10th at 7 pm, and she explained the process at Council.

Ms. Hagen- Lawrence explained that on February 24, 2025, for Council to set Show Cause and Cause Hearing on March 10th, and this is to set the hearing, not the timeline for make safe or demolish. Ms. Flowers asked how much time does this entail, and Mr. Van Fossen attempted to outline the timeline.

Ms. Flowers then asked if she met with Mr. Van Fossen and it is determined safe, would they have to come back to Council accept. Council Member Pehlivanoglu stated it would depend on what is determined between

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1612 Martin Street
Mr. Van Fossen explained the tree damage and fatality and has been red tagged since August 2023. It was ordered out for Make Safe or Demolish. Due to severity of the issue, there is LFD equipment in the rubble. Council Member Pehlivanoglu asked why it was there, and Mr. Van Fossen stated it has not been safe for them to enter.

Council Member Kost confirmed he was on site, referenced the photos and asked why the City did not determine imminent danger at the time. He also noted, it was also just stated the LFD have not been able to go in and get their equipment after 2 years.

Council Member Hussain asked if there are notes from building official why it was not deemed imminent danger. Mr. Van Fossen stated the building official has certain standards under his licensing, it was not falling on neighboring properties to cause them risk. The building official did not feel comfortable issuing, and so it began with the Make Safe Demolish, and prior to his employment there were other standards. Council Member Hussain asked why in front of Demo Board, why they tabled and then 90 days, and Mr. Van Fossen could not speak to that. Council Member Hussain asked about securing the property and Mr. Van Fossen stated the chain link fence is all that is needed. Mr. Van Fossen stated the property is caught in probate court. Council Member Hussain asked for process if imminent danger, and Mr. Van Fossen stated if deemed they City could come in and do an emergency demolition.

Council Member Kost asked if the building official is the only one that makes the decision, since LFD cannot even go it. Mr. Van Fossen stated, outside of himself and the Mayor, to reconsider, the building official does talk to his team, his ruling and lack thereof, doesn't under estimate it is a problem that needs to be addressed. Council Member Kost confirmed he called twice, inspected twice and then he called the Mayor and the Mayor supported the building official decision.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1612 MARTIN FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1212 Park View Avenue

Antroy Nathan, working with the builder on the property, but not the owner.

Council Member Pehlivanoglu asked the OCA what steps. Mr. Van Fossen stated with MSD Hearing, this person should have spoken during public hearing.

Ms. Hagen-Lawrence stated that to speak on behalf of owner, the owner should be here or have an affidavit. Mr. Nathan asked to call him, and Ms. Hagen- Lawrence stated there is no confirmation that is the owner on the phone.

Council Member Hussain explained today is to set the hearing, Council set on 2/24 and hearing on 3/10.

Mr. Van Fossen outlined the property issues, code violations, building safety activity, no active permits, heard at August MSD with 90 days make safe, and recommends setting show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1212 PARK VIEW AVENUE FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 3134 Viking Road

Mr. Van Fossen noted red tag in May 2021, fire damage, NEAT team October, 2021, was purchased from Ingham County Tax foreclosure and County did not have it noted as a red tag item.

Mr. Hamin knew it was red tagged, but not on demolish order.

Mr. Van Fossen stated that they did restart the process and heard in August in 2024 with 90 days order. There is action to deem occupancy, all trade permits have been issued, the mechanical and building expired in November. Mr. Hamin stated it is taking longer. Mr. Van Fossen continued that two have expired and can meet Mr. Hamin to get them back open.

Mr. Hamin stated the electrical on first floor is finished, and Mr. Van Fossen said there are no inspections. Mr. Hamin confirmed they still have to do electrical in basement.

Mr. Hamin explained he bought at tax auction and only home not noted on demolish order. He then referenced photos in the packet, which he never saw, and after seeing those understand the process taking by the City. He confirmed it is no longer like that, it is all open stud, there are ground work, and making progress. Council Member Pehlivanoglu noted it is has been red tagged since 2021 and effects all properties in the neighborhood. She then asked Mr. Van Fossen about the auctions, and if the EDP staff are at the auction who could look information up if someone asked, and Mr. Van Fossen confirmed there are code and building safety at the auction. They do a brief speech, and there is an informational table. There is information on the public records, and from the packet stand point the County did not put it in, but the information is available. Noting also red tags follow property.

Council Member Kost asked if all permits expire in 6 months, and it was confirmed. Council Member Kost then recapped he has not been there working, with a deadline. Mr. Hamin explained his family situation.

Committee Members noted that if someone is making an investment, there should be due diligence.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 3134 VIKING ROAD FOR 3/10/2025.

Mr. Hamin stated he was not able to issue a permit for 8 months because EDP told him it was on the demolish order. He stated that he came here to work Code, and also was supposed to be getting a refund. Mr. Van Fossen stated he does not recall the 8 month time, and recapped the timeline again for Mr. Hamin.

Council Member Pehlivanoglu stated the charge moving forward is to make property safe, so anything he can show during show cause, and next steps. There is time to work with EDP, submit updated photos, to get to point to make it safe.

MOTION CARRIED 3-0.

Mr. Hamin asked to make one further comment, that at the last meeting with the demo board he referred to someone else's hearings, and they removed the demolition order because she had a grant, and he asked why she got special treatment and he did not. Council Member Pehlivanoglu stated she cannot speak to the Demolition Board. Mr. Hamin stated he was told at Demo Board that Council could send back to the Demolition Board. Council Member Pehlivanoglu encouraged Mr. Hamin to work with Mr. Van Fossen. Council Member Hussain explained that it can be disposed of as part of this process after the hearing, but ultimately Council decision to move forward. There is an expectation for owners to work with building, expect financial, and permit activity, inspections are scheduled. Council takes recommendation from EDP, and between now and then as stated earlier he needs to work with EDP.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2407 Dunlap Street
Mr. Van Fossen was tagged in May 2021 as fire damaged, trash and debris, gas meter removed, tagged then heard for demo hearing in August 2024 with 90 day order. To comply would be demolish, make safe for occupancy. There has been steady progress on the project, and they did pass their frame inspection today. Property remains secure and progress.

Owner spoke on the progress on inspections, insulation this week and then drywall. There was a delay until gas meter install, and moving along.

Council Member Hussain was encouraged with the effort and collaboration with EDP.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 2407 DUNLAP STREET FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 204 E Cavanaugh
Mr. Van Fossen stated was red tagged June 2022 and was fire damaged, NEAT Team in 2022, was before Demo board in August 2024 with 60 days MSD. Was not made safe or turned down, and has been progress in the trades. The property did change ownership in January 2025.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 204 E CAVANAUGH FOR 3/10/2025. MOTION CARRIED 3-0.

Mr. Van Fossen stated he would attempt to find new ownership information.

RESOLUTION – 1212 Park View

Mr. Ogundipe present, and Council Member Pehlivanoglu noted that the decision to set show cause hearing was already set. She encouraged him to speak to Mr. Van Fossen to work on what to bring to show cause hearing.

Mr. Ogundipe spoke briefly on work he has done thus far.

OTHER

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning
Council Member Pehlivanoglu asked if discussion or table discussion until next meeting, and Council Member Kost asked for further time because he had multiple questions.

ADJOURN

Adjourned at 5:05 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on February 25, 2025