

AGENDA

Committee on Public Safety March 11, 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.
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Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. February 25, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 1616 S. Cedar St.
 - C. RESOLUTION - Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.
 - D. RESOLUTION - Orders to Make Safe or Demolish; 1612 Martin Street
 - E. RESOLUTION - Orders to Make Safe or Demolish; 1212 Park View Avenue
 - F. RESOLUTION - Orders to Make Safe or Demolish; 3134 Viking Road
 - G. RESOLUTION - Orders to Make Safe or Demolish; 2407 Dunlap Street
 - H. RESOLUTION - Orders to Make Safe or Demolish; 204 E Cavanaugh Road
- 6. Other**
 - I. 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, February 25, 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
Greg Venker, OCA
Meredith Johnson, EDP
Tom Barry, EDP
David and Tawny Cerny
Clarence Hooker
Rahim Alikeil
Joseph Fawaz
Brian McNamara
Vearl Green, 917 Chittock Street LLC representative (1723 Osband)
Andy Marcovic
Joe Bermudez
Jordan Creagh
Joe Neller
Bob Pena
William Russell

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 11, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION –Orders to Make Safe or Demolish; 308 E Cesar E. Chavez Avenue

The owner was not present.

Mr. Barry stated the plan review was submitted in 2023, to repair masonry building, building permit applied in 2023, closed November 2024 due to lack of activity and no inspections. Property owner

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contacted 2/17/2025 the EDP department with no timeline, and they want make safe or demolish for fire damage.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 308 E CESAR E CHAVEZ AVENUE FOR 2/24/2025.

Council Member Kost noted that it appears the repairs were not going to happen and with the no owner representative present they cannot speak to their plan.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 5625 Kaynorth
Mr. Fawaz was present.

Mr. Barry stated permits were issued in 2016, 2018, and in 2019 the property owner at that time asked for it to be closed then sold the property. A meeting with EDP was done on 2/19/2025, there is an electrical permit applied for, pending a building permit. On 2/23/2025 they submitted a plan to EDP to be complete by June 2025, however there are pending taxes.

Mr. Fawaz stated he went for the building permit today, had to get more plans and will go back to EDP on 2/26/2025 with plans and pay for the building permit.

Council Member Kost asked when Mr. Fawaz purchased. Mr. Fawaz stated in 2019-2020. Council Member Kost noted he was at demo board in May 2024, but Mr. Fawaz was not present at that meeting and then voiced his concern that nothing that has occurred was not done and will now stop. Mr. Fawaz assured the Committee that the delay will not happen. Council Member Kost stated he would support for 30 days.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 5625 KAYNORTH FOR 30 DAYS; 3/25/2025.

Council Member Hussain stated to all public that there have been tools for use and ability, but there has been delays. The City now finds itself, because they have been negligent for so long, that homes throughout the City are not in good condition. Mr. Fawaz stated as soon as electrical contractor is done, he can move on. Council Member Hussain stated that all owners need to communicate with the building department and make sure in earnest to keep moving.

MOTION CARRIED 3-0.

RESOLUTION - Orders to Make Safe or Demolish; 1232 N Washington Avenue
Mr. Hooker was present.

Mr. Barry informed the Committee that a building permit was issued in 2023, partial inspection in 2024, insulation inspection in 2024 and contractor not ready. Reinspection for 2/20/2025, but was cancelled with reinspection for today, 2/25/2025. Electrical permit expired, rough done in 2024, no other inspections scheduled, will close 3/2025 if no inspections. EDP recommends table the action. The inspection for today was cancelled by contractor again.

Mr. Hooker stated insulation is currently being done, and once that is done more can be done. He asked the Committee to table or consider make safe or demolish.

Council Member Pehlivanoglu noted there is a recommendation for 30 days from EDP, therefore asked those staff members if in 30 days the current items would make that structure safe. Ms. Johnson stated a lot of progress could get made if the insulation inspection was not to get cancelled.

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Council Member Kost referred to notes that in May 2024 the demo board told the owner to find a different contractor and provided references. These issues have been going on since May 2024 with the same contractor. He spoke in opposition to tabling the progress.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1232 N WASHINGTON AVENUE FOR 2/24/2025.

Council Member Hussain concurred on the issues that appear with the contractor.

Council Member Pehlivanoglu noted the original red tag was 2011; 14 years. Concurred there is a contractor issue.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish 204 E Potter

Mr. Alikeil was present.

Mr. Barry stated there were permits in 2023 and inspections 2024. The insulation inspection was scheduled and approved 2/13/2025. The electrical permit was approved 8/2024 and had additional add-ons 2025. In January 2025 the owner asked for extension until April 2025. EDP recommending tabling.

Mr. Alikeil stated the electrician is coming, materials have been purchased. Regarding the plumber, he stated the permit was extended for 3 months. The drywall is done, then they need the plumber and final electrician.

Council Member Hussain asked for the drywall inspection. Ms. Johnson stated all other trades need to be approved before final on the building permit. Council Member Hussain asked what “project plan submittal/update” meant on their document from the Building Department in the packet for this property. Mr. Barry was not sure what that it meant. Council Member Hussain acknowledged the movement, even though slow, and will take department recommendation.

Council Member Kost asked if permit was extended, and Ms. Johnson stated it was extended.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 204 E POTTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1023 Porter

Ms. Cerny was present.

Mr. Barry informed the Committee that the building permit was issued 2023, partial inspection 2024, insulation 1/3/2025, no other inspections requested, and the contractor is the homeowner. Service inspection disapproved in 2024, rough inspection approved 11/2024, and final inspection requested 2/2025 and scheduled for 3/14/2025 by contractor. He concluded by stating EDP is recommending tabling for 30 days.

Ms. Cerny stated that a mechanical contractor came to the site and said they didn't need to replace the furnace and was told that unless the furnace was replaced there would not need to be a mechanical inspection. Regarding the plumbing, they were waiting on the fixtures, and they are there now. Ms. Cerny asked if there is a mechanical needed. Ms. Johnson stated it would depend, and the office would need to get the communication from the contractor and speak to the inspector. Ms. Cerny stated she would get to the EDP office.

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Council Member Kost acknowledge the work that is being done and asked if Ms. Cerny was going to live there. Ms. Cerny confirmed they had been renting somewhere else during this project but had go buy that one because it was going to be sold out from under them. They owned this one first. Council Member Kost voiced his concern that this property could turn into a rental, since owned since 2017,, and so sat since 2017. Ms. Cerny spoke on the safety of her current residence.

Council Member Hussain asked if the Committee is concerned on the amount of work that has been done. Council Member Kost noted his struggles.

MOTION BY COUNCIL MEMBER KOST TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1023 PORTER FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1300 W Maple

No owner present.

Mr. Barry stated the building permit was issued in 6/2024, electrical permit in 9/2024 and approved 11/2024. There are delinquent property taxes, and EDP asked to table 30 days.

Council Member Pehlivanoglu asked if it would be deemed safe in 30 days, or EDP would continue to ask for it to be tabled if only a single permit pulled.

Council Member Kost noted this has been tabled multiple times, and in May 2024 demo board the officer stated they needed a contractor. It has been red tagged since 2005, and they should be able to finish in 60 days if move forward.

Council Member Pehlivanoglu noted ownership has changed hands, and they need to investigate when they purchase.

Council Member Hussain referred to EDP notes, there has not been any contact with contractors since December 11, 2024, and EDP staff concurred.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1300 W MAPLE FOR 2/24/2025. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1723 Osband

Ms. Green was present as partner of 917 Chittock.

Mr. Venker reviewed to see if Ms. Green could speak on behalf of 917 Chitock Street LLC. He stated on LARA he had Neal Wright only listed. Council Member Hussain asked Mr. Venker who had legal standing on this project, and Mr. Venker stated Council can hear from anyone, but preference has been someone with legal interest. Ms. Green is stating she does but he does not anything to dispute this. Council Member Pehlivanoglu noted she did speak on Show Cause Hearing, and just told another public comment that they could not speak.

Mr. Barry stated the 2/12/2025 inspection was approved, electrical issued in 2024, service inspection partial approval in 3/2024, and extension requested and given until 6/1/2025. Contractor for plumbing called for rough for 2/24/2025 and approved.

Council Member Pehlivanoglu asked in 30 days would it be finalized, and if they come back will EDP recommend table again. Mr. Barry stated he believes it could be done or make safe in 30 days; lived in.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE MAKE SAFE OR DEMOLISH ACTION FOR 1723 OSBAND FOR 30 DAYS; 3/25/2025. MOTION CARRIED 3-0.

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RESOLUTION –Orders to Make Safe or Demolish; 5141 S MLK Jr. Blvd.

Mr. Markowich was present, owner of Property Ventures of Michigan.

(tape)

Mr. Markowich asked to table for 30 days to get asbestos report completed, then after that will have a time frame to demo. The plan is to save materials out of the building. Regarding the demolition, still plan to demolish and working on a redevelopment. Mr. Bermudas stated his interest to demolish and building an apartment complex, and he is a licensed demolition contractor.

Council Member Hussain stated the EDP recommends moving forward with a 60-day MSD, because of fire damage. Council Member Hussain then read into the record the advice that was provided by Mr. Venker:

If a structure is not fire-damaged, is it unlawful to move forward with an order less than 60 days or is it simply not the practice long adhered to? In other words, could we move forward with a 30-day on a structure that has not been fire damaged but has been tagged forever and a day?

Adam

The short answer is, yes it is lawful to move at a faster timeline on properties that are not fire damaged, but of course it depends on another factor.

The relevant statutory section is MCL 125.541(4), which reads:

“For an order of demolition, **if the legislative body** or the board of appeals of the city, village, or township **determines that the building or structure has been substantially destroyed by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or other cause**, and the cost of repair of the building or structure will be greater than the state equalized value of the building or structure, the owner, agent, or lessee shall comply with the order of demolition **within 21 days** after the date of the hearing under this subsection.”

The question then becomes if the facts support the Council determination that a structure has been substantially destroyed by one of those causes, which include much more than just fire. However, I underline substantially destroyed because typically that means half or more of the building is gone, collapsed, totally ruined, etc. It is entirely possible that a property is in disrepair due to abandonment to the point that cost of repair is more than SEV (half of assessed value), but it may not necessarily qualify as substantially destroyed, whereas a house that went through a fire clearly is substantially destroyed. I suspect that over time as a matter of practice, fire became among the easiest for everyone to say "yes, obviously."

(As for the 30 days vs 21 days in the statute, I can only speculate that this had to do with time required to pull a permit and get the demo done, as opposed to anything else.)

Sincerely,

Gregory S. Venker
City Attorney

Council Member Hussain Then stated if Committee says 60 days, after Council 3/10 that would still create window to May. Mr. Markowich acknowledged the date, and it was explained that once 60 days they have to make safer or demolish before we do. He then asked OCA if contract let out, and if contractor shows up on site after 60 days, then what happens after 60 days what happens. Mr. Barry stated cannot pull permits – city and the contractor. Council Member Hussain asked if at 60 days a

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permit pulled. Mr. Venker stated on day 60, they pull permit, and City put out to bid, will not grant for demo permit. Mr. MarCOVIC stated asbestos is the most expensive, and

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 5141 S MLK JR. BLVD. FOR 2/24/2025.

Mr. Bermuda asked if there is a delay. Council Member Pehlivanoglu noted from Committee today that is 73 days. Council Member Hussain noted that after 3/10/2025 that is administratively done. Mr. Venker stated EDP has some discretion, but there is a standing order from the legislative body of 60 days. As long as process is in process, do not anticipate the City will take over, but if the permit is halted the City could step in.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1616 S Cedar

Mr. McNamara

Mr. Barry stated the building permit was issued in 2023 as home owner permit. ON 11/9/2024 for a final, and that was partially approved. As project moves forward the plumbing and electrical. The report does not reflect electrical. Based on the building permit progress, building official states it has been made safe. That being said EDP recommends to stop make safe progress. Mr. Barry stated it has been officially made safe by the building official.

Mr. McNamara stated he does not want it demolished.

Council Member Pehlivanoglu asked OCA, if the recommendation is to discharge from Make Safe or Demolish or what does Committee do. Mr. Venker stated, that since comes for recommendation to full council, then it would come out of committee to discharge to make safe or demolish with no resolution for make safe or demolish to the full council.

Council Member Kost stated the Committee heard the plumbing was not done, and with that statement how can the building official state it is safe. Mr. Barry and Ms. Johnson could not provide an answer. Council Member Pehlivanoglu asked if it meets a certain criteria. Mr. Barry state that discussion needs to be held in the EDP office for clarification. Council Member Pehlivanoglu stated the Committee needs all the information to make a thorough decision.

Mr. Venker stated that Council must agree to vote it out to discharge because cause has been shown.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE UNTIL THE MARCH 12, 2025 MEETING WAITING ON CLARIFICATION FROM EDP ON PLUMBING AND IN WRITING FROM THE BUILDING OFFICE ON "DEEMED SAFE" FOR 1616 S CEDAR. MOTION CARRIED 3-0.

RESOLUTION – Set Show Cause Hearing; Orders to Make Safe or Demolish; 1033 Shepard Street

Mr. William Russell was present.

Mr. Barry noted red tag was 2022, water in basement, bathroom remodel no permits, no electrical permit, extension cords, hanging wires, no smoke detectors, re roof no permit, NEAT team in 2011, one permit denied, 8 premise violations since tagged in 2022, 2024 nuisance violation, EDP recommends 30 days make safe or demolish. Court order, suspect red tag property being lived in .

Mr. Russell stated code had not rights to enter, broke law entering, and they are difficult to work with . Office does not return calls, do not answer, 2 weeks to call back. There was a broken water line which was not a flood in basement. It took code 2 years to assist. Admitted took drywall down, but didn't

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know you needed a permit for that. With permit, worked with one inspector, then a new inspector came in with different point of views.

Council Member Pehlivanoglu noted the property was red tagged and had NEAT monitoring, asking if Mr. Russell was living there and he confirmed he is.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR MARCH 24, 2025. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 1044 Ontario Street

Mr. Creagh was present at the meeting.

Mr. Barry confirmed it was tabled in October and November at Committee, but before that there was progress on 10/17/2024, initial safety hazards addressed, 6- 9 months expected. A home owners permit was issued 11/6/2024 with drawings being approved 11/26/2024, no additional inspections requested. Mechanical 9/27/2024 by contractor, issued 11/26/2024, no inspections yet. Completed depending main plumbing reinspection. There was plan update from the plumber 2/23/2025 and at this time EDP is recommending tabling again.

Mr. Creagh asked the Committee for an extension, understanding he already got 90 days back in November 2024. He then submitted a timeline. He then asked how he could also get the consideration for “discharge” like the earlier applicant for 1616.

Council Member Pehlivanoglu reminded Mr. Creagh he was already given 90 days the last time the Committee tabled it.

Mr. Creagh stated that the inspector and Mr. Van Fossen walked the property before the last meeting and informed him they didn’t see why it was on the demolition list.

Council Member Kost asked if he got the plumbing permit he said he was getting after the November 2024 meeting, and Mr. Creagh stated no. Council Member Kost then read the following from the November 2024 Committee minutes

Mr. Creagh noted the date for plumbing in middle of next week then the rest is mostly finished going forward. Councilmember Kost asked if they tabled for 90 days does he believe he'd be done, Mr. Creagh believes so. Councilmember Kost noted that this pushed into the 2025 year and the Committee members and date/time will be different.

Council Member Kost noted that gave him 120 days from November, and he had already gotten 120 days from the demolition board. Council Member Kost acknowledged enough time had been given and it was reflected in the minutes.

Mr. Creagh stated he wanted more time.

Council Member Pehlivanoglu asked EDP staff that if he was given 60 days would it be deemed safe. Ms. Johnson stated 60 days is realistic. Mr. Creagh could not promise he would be done in 60 days.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION ON THE MASKE SAFE OR DEMOLISH FOR 1044 ONTARIO STREET FOR 60 DAYS. MOTION 2-1.

OTHER

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning
No discussion at this time; discussion moved to the next meeting.

ADJOURN

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Adjourned at 5:34 p.m.

Submitted by

Sherrie Boak, Council Office Manager

Lansing City Council

Approved by the Committee on

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**

MSD STATUS UPDATES

PUBLIC SAFETY COMMITTEE

- **308 E CESAR CHAVEZ:**

- Commercial Plan Review applied for on 5/1/23 and approved 5/22/23.
 - This review was for repairing and stabilizing existing masonry building for future build out. Building Permit PB23-1096 7/19/23 applied for. Issued 7/24/23.
 - Permit closed on 11/18/24 due to inactivity.
 - Zero inspections requested under this permit.
- Commercial Plan Review applied for 11/19/2024.
 - This review is for the same *repairing and stabilizing existing masonry* for future build out. The review was never paid for.
 - Design professional of record emailed invoice reminder on 2/17/25. D.P. replied stating they forwarded the message to the property owner requesting an update. No update received.
- Email update received from the property owner on 2/17/25.
 - No meaningful timeline or expectation of work to begin received.
- **EDP Recommendation: Move to Make Safe or Demolish (60-day, non-fire damage).**

- **5625 KAYNORTH:**

- Various permits issued in 2016 and 2018. On 4/26/19, property owner at the time, James submitted a letter requesting all open permits be cancelled and closed.
 - James later sold the house to his brother, and current property owner, Joseph Fawaz.
- Property owner requested a meeting with EDP/City on 2/14/25 and later met on 2/19/25.
 - Past inspections reviewed, and homeowner permit application shared.
- **PE25-0227** Electrical Permit applied for on 2/12/25 for electrical service only. Contractor (DLG Electric) paid on 2/19/25.
 - Permit on hold pending submission, payment, and approval of a Building Permit application accompanied by required drawings.
- Project update received by email from property owner on 2/23/25.
 - They indicated intention on submitting a homeowner's building permit, and in having the project finished by 6/30/25 with plans to move-in by 7/30/25.
- Delinquent 2023 property taxes due to Ingham County.
- **EDP Recommendation: Table 30-days pending issued building permit, electrical inspection approved, and updates to project plan.**

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**

- **1232 S WASHINGTON AVE:**

- **PB23-2033** Building Permit issued, and frame inspection partially approved on 9/17/2024.
 - Insulation inspection scheduled 11/19/2024. Inspector went, and contractor (Christian Nwobu) was not ready for inspection.
 - Reschedule request for inspection made on 2/17/25 for an inspection date of 2/20/25. Contractor (Christian Nwobu) cancelled the inspection day of.
 - On 2/20/25 the contractor made a second reschedule request for an inspection date of 2/25/25.
- **PE24-0114** Electrical Permit currently expired. Rough inspection approved 3/18/2024.
 - No other inspections requested. Permit scheduled to be closed on 3/23/25 if final inspection has not been requested. Contractor (All Discount Electric).
- **PP24-0640** Plumbing Permit currently expired, rough inspection approved 7/31/2024.
 - No other inspections requested. Permit scheduled to be closed 3/23/25 if final inspection has not been requested. Contractor (Christopher Parks).
- **EDP Recommendation: Slow progress. Table 30-days pending approved building insulation approval, and trade permit progress.**

- **204 E POTTER:**

- **PB23-0458** Building Permit issued, and frame inspection approved 12/27/2024.
 - Insulation inspection requested on 2/11/25 by the contractor (Neil Wright). Scheduled for and approved on 2/13/25. Final inspection not yet requested.
- **PE24-0725** Electrical Permit rough and service inspection approved 8/8/2024.
 - Payment made on 1/30/25 by contractor (J&A Electric) for additional permit item add-ons.
 - No additional inspections requested. Needs a final inspection.
- **PM23-0554** Mechanical Permit fully approved 9/17/2024.
- **PP24-0761** Plumbing Permit currently expired, but had a rough inspection approved on 7/24/2024. No other inspections requested.
 - On 1/29/25 contractor (Bursley Plumbing) requested permit be extended until 4/20/25.
 - No additional inspections requested. Needs a final inspection.
- **EDP Recommendation: Slow progress. Table 30-days pending all trade permit inspection progress, and project plan submittal/update.**

- **1023 PORTER ST.:**

- **PB23-0547** Building Permit issued 6/6/23, and frame partial inspection approved on 2/23/2024, and insulation inspection approved on 1/3/2025.
 - No other inspections requested. Contractor is the homeowner.
- **PE24-0485** Electrical Permit currently expired, and service inspection was disapproved on 11/8/2024. The rough inspection was approved on 11/15/2024.

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- Contractor (Lenon Electric & Son) requested on 2/19/25 a final inspection. Scheduled for 3/14/25 by contractor request.
 - **PP24-1248** Plumbing Permit issued 11/13/24, and rough inspection approved on 12/23/2024.
 - No other inspections requested. Contractor (Bursley Plumbing).
 - **EDP Recommendation: Slow progress. Table 30-days pending trade permit progress, and project plan submittal/update.**
- **1300 W MAPLE ST.:**
 - Gloria Hall transferred ownership on 9/14/24 to 1300 W Maple LLC.
 - Alesia Flowers named as state listed registered agent.
 - **PB24-0918** Building Permit issued on 6/21/24, and frame inspection approved on 12/11/2024.
 - No other inspections requested. Contractor (CHR Services)
 - **PE24-1253** Electrical Permit issued on 9/30/24, and rough inspection approved on 11/15/2024.
 - No other inspections requested. Contractor (Priority Electric, LLC)
 - **PP24-0996** Plumbing Permit issued on 11/18/24, and rough inspection approved on 11/21/2024.
 - No other inspections requested. Contract (ABS Mechanical)
 - Delinquent 2023 property taxes due to Ingham County.
 - **EDP Recommendation: Slow progress. Table 30-days pending all trade permit progress, and project plan submittal/update.**
- **1723 OSBAND ST.:**
 - **PB24-0089** Building Permit issued 2/6/2024. Contractor (Neil Wright) requested frame on 2/5/25 and scheduled 2/7/25. Contractor cancelled on 2/7/25.
 - Contractor submitted new request on 2/10/25. Scheduled for 2/12/25. Frame/Insulation inspection approved.
 - **PE24-0093** Electrical Permit issued, and service inspection partially approved on 3/4/2024.
 - No other inspections requested. Contractor (Lenon Electric) requested extension 6/1/25.
 - **PP24-0157** Plumbing Permit issued on 6/4/2024.
 - Contractor (J&J Plumbing & Heating) requested on 2/19/25 a rough inspection and was scheduled for 2/24/25.
 - **PM25-0214** Mechanical Permit applied for on 1/31/25 by contractor (Branklyn Heating & Ventilating).
 - Contractor requested inspection on 2/16/25 and scheduled rough inspection for 2/20/25. Inspection disapproved. Needs reinspection.
 - **EDP Recommendation: Slow progress. Slow progress. Table 30-days pending all trade permit inspection progress, and project plan submittal/update.**

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- **5141 S MLK BLVD.:** *Formerly known as "Metro Bowl".*
 - In January 2025 the property owner requested a Demolition Permit.
 - They were denied because you must be a licensed demolition contractor by the City Clerk. To receive such a license by the Clerk you must be a licensed builder with the state of Michigan.
 - Building Permit for tear out work submitted on 2/20/25 by the property owner.
 - Since this is a commercial property, building permits do not have to be pulled by a licensed builder. Work description was incomplete.
 - Owner emailed updated work description on 2/21/25. Tear Out permit ready to be issued pending payment on by property owner.
 - **EDP Recommendation: Move to Make Safe or Demolish. (60-day non-fire damage.)**
- **1616 S CEDAR ST.:**
 - **PB22-2138** Building Permit issued on 4/27/23 as Homeowner Permit.
 - Homeowner requested on 11/9/24 a final inspection and was scheduled for 11/12/24, and partially approved.
 - Needs plumbing permit.
 - **EDP Recommendation: Table 30-days pending required trade permits be issued, and project plan submittal/update.**
- **1033 SHEPARD ST.:**
 - 8/31/21 issued a Stop Work Order for second story addition being started without necessary permits issued.
 - Stop Work Order monitored on 11/30/21, 12/15/21, 1/5/22, 1/6/22 (partially approved since Building Permit received, but permit application later denied), 7/7/22, and 12/6/22.
 - On 1/3/22 property transferred to NEAT for monthly monitoring.
 - **PB22-0006** Building Permit applied for on 1/4/22. On 1/26/22 plan review disapproved.
 - Revisions never received. Permit application denied/closed on 12/15/22.
 - **E24-09739** 9/9/24 Zoning Enforcement issued for various accumulated exterior trash.
 - Court ordered compliance ticket written 12/10/24. Actively in court.
 - Monthly NEAT monitoring suspects Red Tagged property is being lived in.
 - **EDP Recommendation: Move to schedule Show Cause Hearing.**
- **1044 ONTARIO ST.:**
 - Progress inspection took place for 10/17/24. Home cleaned out, and work/progress taking place. Initial safety hazards began to be addressed. Work without permit noted, and information shared how to correct. 6-9 months of work expected.
 - **PB24-1705** Building Permit applied on 10/22/24 under Homeowner Permit. Issued on 11/06/24.
 - Building drawings received and approved on 11/26/25.
 - No additional inspections requested. Needs final.

MARKED INTERNAL / Updated: 2/23/25

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**

- **PM24-1730** Mechanical Permit applied on 9/27/24 by contractor (Oasis Mechanical). Issued 11/26/24. No inspections requested.
- **Project plan** update received on 11/25/24 providing copy of plumbing work proposal from contractor (C&K Plumbing LLC).
- **Project plan** update received on 2/23/25 indicating progress on general home renovations including next on schedule is kitchen cabinet install, flooring, painting and plumbing permit expected to be applied for by March 2025.
- **EDP Recommendation: Table 60-days pending trade permit progress, and update project plan.**

**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	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	Tabled to next mtg
Committee on Public Safety	3/11/2025	

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:**

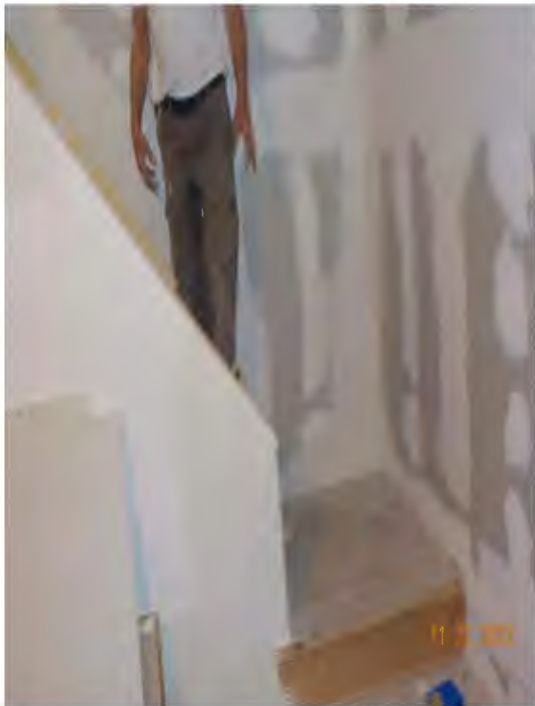
- Monthly monitoring
- Trash removal 2024
- 1 board up
- 1 front yard parking
- 1 open Remodel Permit 4/27/2023 no inspections

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





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: 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.

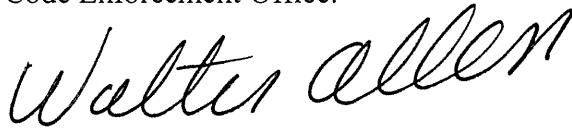
If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

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

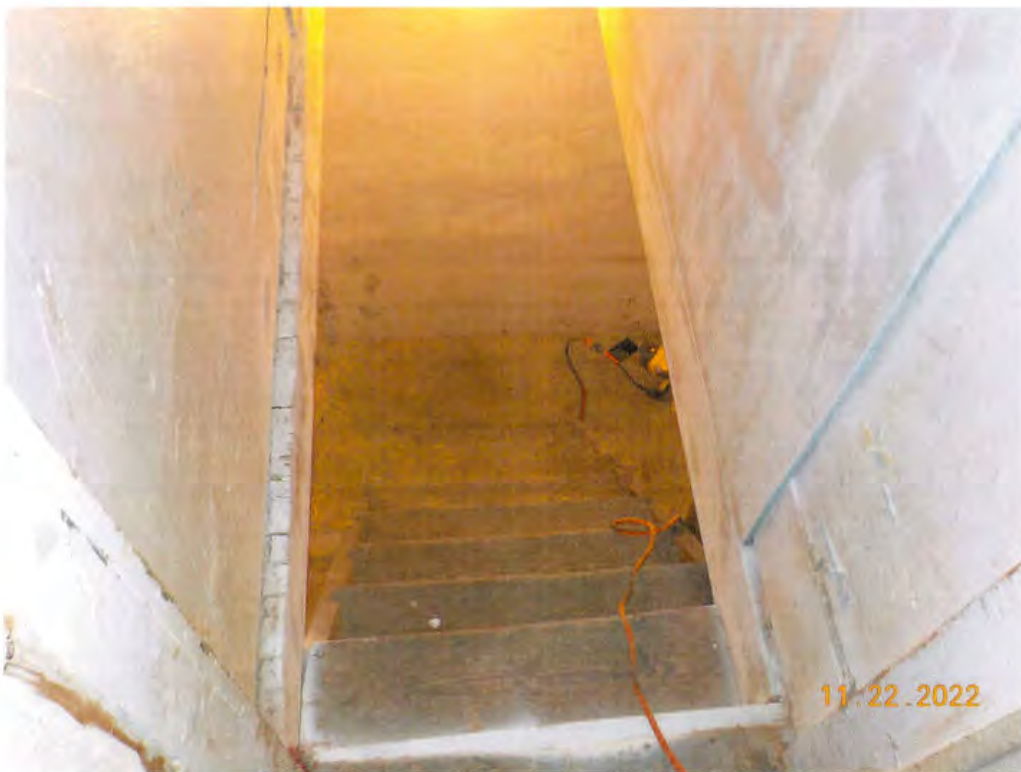
1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



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

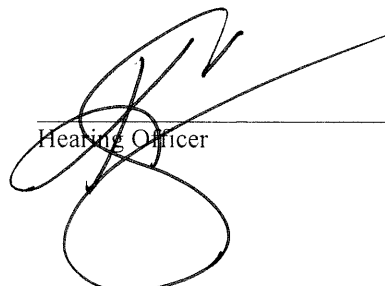
**LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE
ADD, City of Lansing**

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

February 26, 2025

Brian McNamara
916 Motor Avenue
Lansing, MI 48910

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

Recently the property you own at 1616 S. Cedar Street went through the Make Safe or Demolish process with the City of Lansing City Council and the Council Committee on Public Safety (2/25/2025).

At that meeting the Committee tabled any action until the following meeting allowing for better clarification from the Economic Development & Planning office. That meeting will take place:

Tuesday, 3/11/2025 @ 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, 3/6/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

BRIAN T MCNAMARA

1534 S PENNSYLVANIA AVE
LANSING, MI 48910-1863

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1616 S Cedar St, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1029

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Lansing, MI 48910

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sen.

Stre.

City,

PS

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

Instructions

0204

LANCING, MI DPS 48933

Postmark Here

FEB 11 2025

02/11/2025

USPS



Chris Swope
Lansing City Clerk

NOTICE

TAKE NOTICE: in accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1616 S Cedar St, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MPMC level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-2695
517-483-4121
www.lansingmi.gov/city-clerk city-clerk@lansingmi.gov

IC DEVELOPMENT & PLANNING
E ENFORCEMENT OFFICE

Certificate Number: 9589 0710 5270 0186 5370 12

property located at 1616 S CEDAR ST. which is in the demolition

Demolition Board on August 22, 2024. The decision of the Demolition
"Make Safe or Demolish by 11/19/2024". A copy of the Demolition

is not "made safe or demolished", it will continue in the demolition
before City Council.

trade permit(s) does not, in any way, alter the demolition schedule or
prevent the demolition of this property. The permit applicant/owner
must obtain the permit(s) for the property listed above.

feel free to contact myself at (517) 483-4133 or my Administrative
after the demolition schedule, at (517) 483-6078.



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

WHEREAS, the Code Enforcement Officer has determined that the building located 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, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MAY 10TH 2011; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1616 S. CEDAR ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ from the date of this resolution, March 24, 2025.

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

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

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

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



1616 s cedar



1616 s cedar



1616 s cedar

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

ADDRESS:	108 S. Martin Luther King Jr. Blvd
PARCEL NUMBER:	33-01-01-17-401-320

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2018-018

LISTED TAXPAYER:	E.M. Cannon Designs LLC.
INTERESTED PARTIES:	E.M. Cannon Designs LLC.
SEV INFORMATION:	\$5,700.00
LAND VALUE:	\$5,700.00
BUILDING VALUE:	\$0.00
LOT SIZE:	Frontage 60' x Depth 165'

HOUSING CODE VIOLATION LTR:	6/22/2018
ORIGINAL RED TAG DATE:	6/22/2018
ZONING:	MX-C
ESTIMATE OF REPAIRS:	\$117,000.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lot 46; Assessors Plat NO 8
---------------------------	-----------------------------

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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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

108 S. MLK Jr. Blvd - Lansing, MI

- **Title Information:**

- E.M. Cannon Designs LLC.

- **Original Red Tag Date:**

- 06/05/2017
- Reason(s) for red tag:
 - Fire Damage

- **NEAT Team Enforcement Start:**

- 10/03/2017

- **Property Activity:**

- (5) permits have been applied for post red tag
 - Building permit denied 4/19/2023 – Plan revisions requested – none received.
 - Building Permit – Roofing and siding – Finaled on 9/09/2021
 - Building Permit – Tear out – Finaled on 2/09/2023
 - Building Permit – Applied for on 1/30/2023 – Did not follow up with application.
 - Building Permit – Issued on 1/30/2024 – No calls for inspection to date.

- **SEV & Cost of Repairs:**

- SEV \$5,700 – Cost of repairs \$117,000

- **City Recommendation:**

- 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/09/24





Past 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

**Subject: Dangerous Building at 108 S L KING JR BLVD #M. – Show Cause
Hearing Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 48

E.M. CANNON DESIGNS L L C
4690 AMBER LN
DIMONDALE, MI 48821

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 108 S L KING JR BLVD #M., 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











IMG_5692



IMG_5693





IMG_5695





IMG_5697



IMG_5699



IMG_5700



IMG_5701



IMG_5702



IMG_5703



IMG_5704



IMG_5705



IMG_5706



IMG_5667

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2018-018
---	---	-----------------------

Matter of the building/structure at 108 S MARTIN LUTHER KING JR BLVD. 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 \$5,700.00
7. The cost to repair the building or structure to make it safe is \$117,000.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 17 401 320

LOT 46; ASSESSORS PLAT NO 8, 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 27, 2025

E.M. Cannon Designs, LLC
4690 Amber Lane
Dimondale, MI 48821

RE: Make Safe or Demolish at 108 S MLK Jr. Blvd., Lansing Michigan

Recently the property you own at 108 S MLK 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

E.M. CANNON DESIGNS L L C

4690 AMBER LANE
DIMONDALE, MI 48821

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 108 S. Martin Luther King Jr. Blvd., Lansing MI 48915

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

2720 0002 8054 1180

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
Dimondale, MI 48821	
OFFICIAL USE	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$4.10
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
0204 8	
Postmark Here	
02/25/2025	
E.M. CANNON DESIGNS L L C	
4690 AMBER LANE	
DIMONDALE, MI 48821	

08

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 108 S. Martin Luther King Jr. Blvd, 33-01-01-17-401-320, Lot 46 Assessors Plat NO. 8, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on June 5th, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on August 22nd, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23rd, 2024; and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 108 S. Martin Luther King Jr. Blvd, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ days from the date of this resolution, March 24, 2025.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

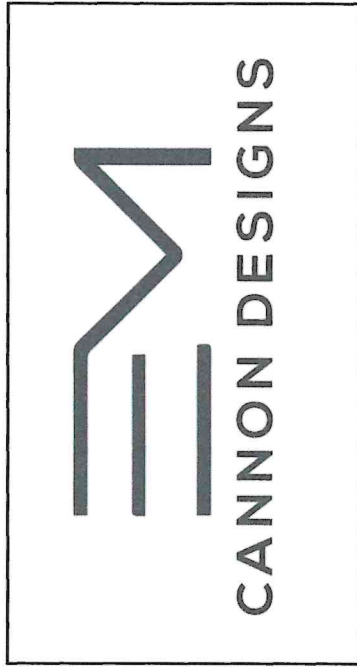
of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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



108 s mlk

110/108 South Martin Luther King Jr. Blvd., Lansing, MI 48915



Project Overview

The Moon Project involves the renovation of a historic double house built in 1875 by Darius B Moon; The contractors will transform the property into two residential units, each located on the second floor. Each unit will mimic the other , and feature two bedrooms, two bathrooms, a kitchen, and a living room. Private entrances will occupy the first floor, each entrance having its own porch—one on the north side of the house and the other on the south. The first floor will include two common areas, each equipped with a kitchen and bathroom and a separate study area. Access to the upstairs units is obtainable by halls that connect the studies to the entrances of the common areas. The renovation will comply with all applicable building codes while preserving the property's historic integrity wherever possible.

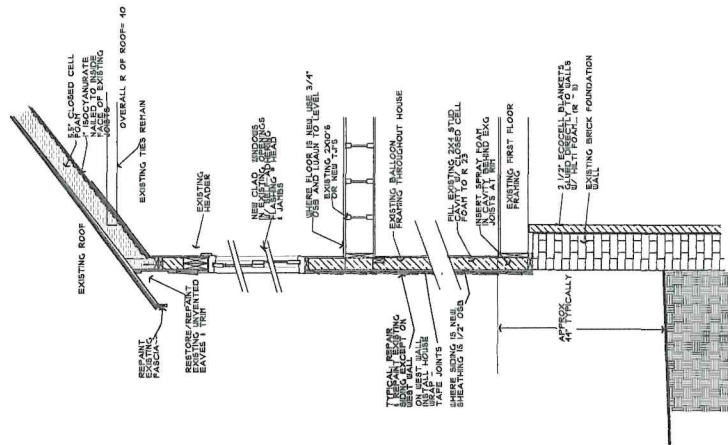
*submit to @ m 10/25
cc 3/10/25*



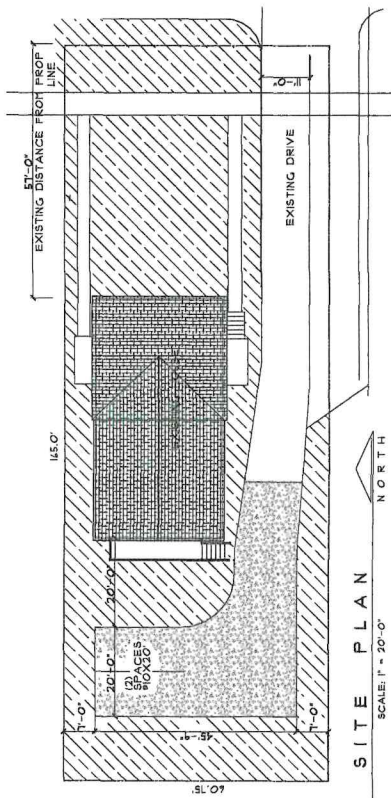








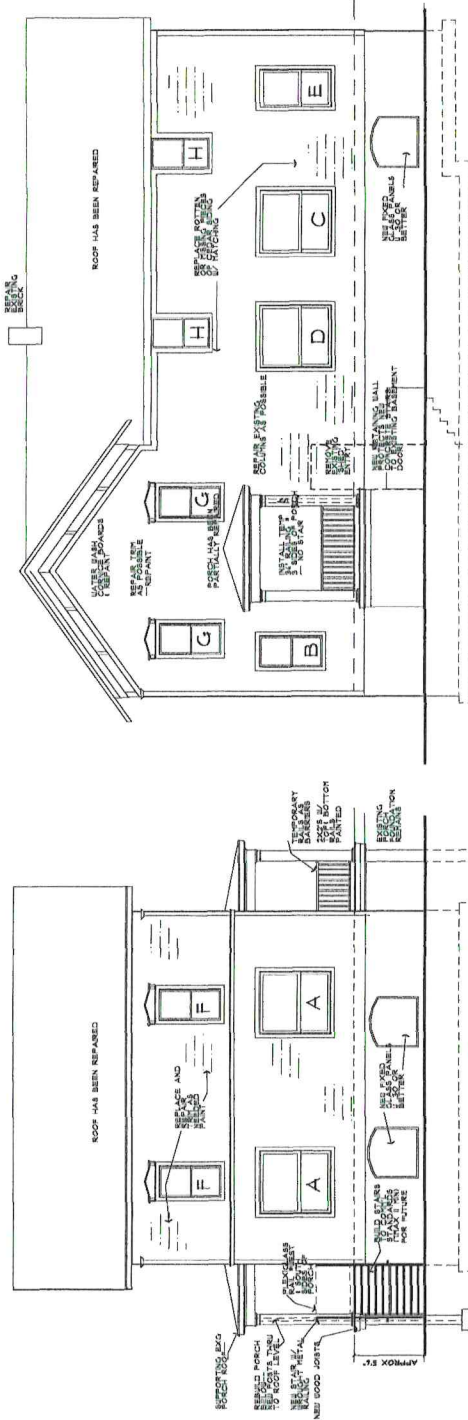
WALL SECTION
SCALE: 1" = 1'-0"



SITE PLAN
SCALE: 1/4" = 1'-0"

PROJECT IS THE RENOVATION OF AN EXISTING HOUSE ORIGINALLY DESIGNED AND OWNED BY DARIUS MOON IN 1915. HOUSE WAS ORIGINALLY BUILT AS A DUPLEX AND HOUSE REGENERATED INTO TWO HOMES. IT IS A SINGLE-FAMILY HOME UNITS PLANS FOR ITS FUTURE USE CAN BE FINALIZED AND FUNDED. FIRST FLOOR WILL BE RENOVATED TO INCLUDE LIVING AND SLEEPING SPACES. SECOND FLOOR WILL BE RENOVATED FOR USE AS STUDIO AND STORAGE SPACE. ENTIRE HOUSE WILL BE INSULATED TO ENERGY STAR STANDARDS. ALL DOORS WILL BE REPLACED WITH ORIGINAL WINDOWS. ORIGINAL WINDOWS WOOD SIDING WILL BE SPOT-REPAIRED AND REPAINTED.

RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48906	OWNER ALESIA FLOWERS 517 303 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	SITE PLAN CODE INFO WALL SECTION FOOTINGS SHEET A1 OF SEVEN
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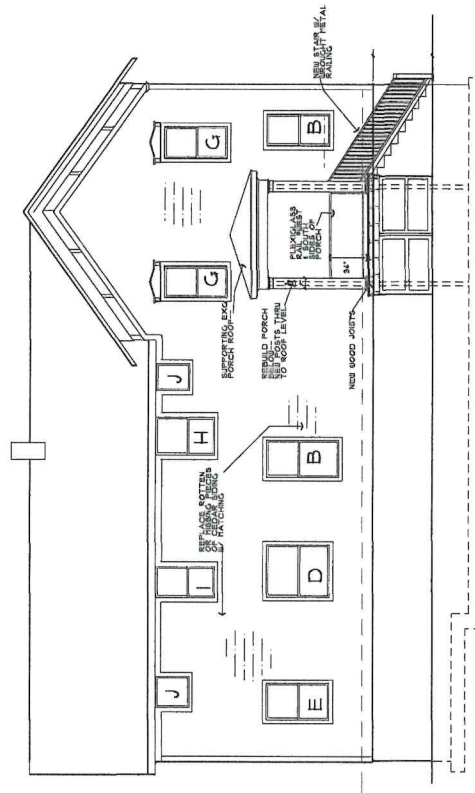
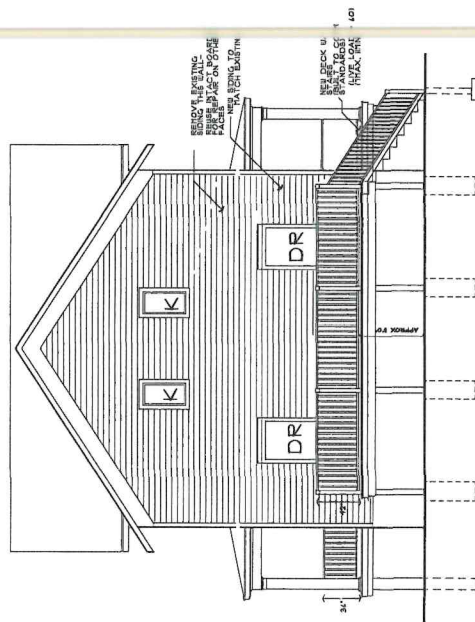


ALL WINDOWS TO BE REPLACED - HARDWARE, LOCKS AND HANDLES TO BE REPLACED

N O R T H

E A S T

RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48206	OWNER ALESIA FLOWERS 517 303 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	N & E ELEVATIONS SCALE: 3/16" = 1'-0" SHEET A6 OF SEVEN
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WINDOW SIZES ARE FOR APPROX
FOR BIDS ONLY

A 46X22
B 34X12
C 45X12
D 52X14
E 30X19
E 32X49
F 40X44
G 31X43
H 40X53

I 38X50
J 40X34
K 28X48

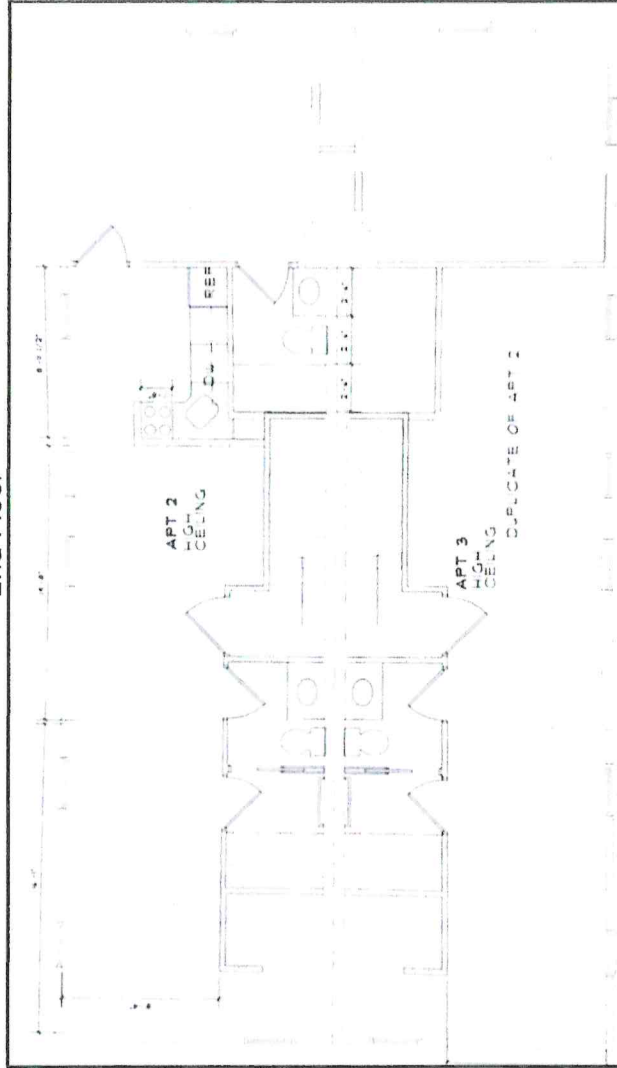
S O U T H

W E S T

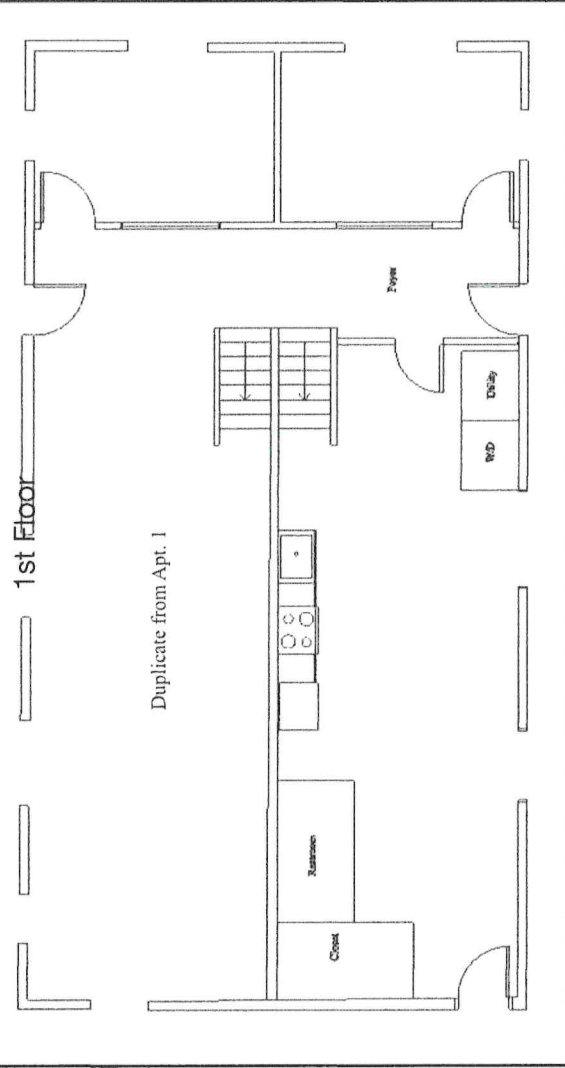
RENOVATIONS TO AN EXISTING HOUSE 106-108 S M L KING AVENUE LANSING MI 48906	OWNER ALEXIS FLOWERS 517 203 3502	ARCHITECT LIZ HARROW 517 803 8874	CONTRACTOR CLAYTON SHAFER 517 604 6214	S & W ELEVATIONS SCALE: 3/8" = 1'-0" SHEET A7 OF SEVEN
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12/20/2023

2nd Floor



1st Floor



PURCHASE	COST	Expense
Jimmerson Roofing	Roof Replacement	\$21,000
Mr. Christian	1ST Tear Off	\$3,500
Carles & Son	2ND Tear Off	\$8,000
Total Handyman	Door Replacement	\$350
Mint City Windows	Windows	\$17,000
Liz Harrow	Architectural Drawings	\$2,000
CHR Services	Contractor's Deposit	\$50,000
Carloes Speed	Lawn Care	\$1,800
Building Safety Office	Permits	\$3,200

The funds previously invested on the remodeling project of the Moon House were allocated to preserve the remaining architectural integrity while preventing further deterioration.

Scope Clarification

Renovation of The Darius Moon House (The Moon Project) into Two Residential Units upstairs and two common areas on the 1st Floor.

Category	Details
Project Address	108/110 S. Martin Luther King Jr. Blvd
Total Square Footage	Approximately 2800 - 3000 SQ FT.

General Conditions

The General Contractor shall be responsible for managing and covering all costs associated with General Conditions throughout the entire renovation process, from mobilization to project completion and final turnover. These costs include, but are not limited to, obtaining and maintaining required permits (building, electrical, plumbing, and mechanical), project supervision, temporary facilities (such as a porta potty and dumpster services), site safety compliance, and final project cleaning. Any changes or additional costs related to the General Conditions must receive prior written approval from the Owner.

Inspection & Testing	Schedule and coordinate required inspections (structural, energy efficiency, etc.).
Environmental Compliance	Follow regulations for handling hazardous materials (e.g., lead paint, asbestos).
Neighbor Considerations	Implement noise control, dust mitigation, and respect property boundaries.
Communication	Provide regular progress reports, host site meetings, and document changes.
Expendable Tools	Supply and replace small tools and consumables needed for the project.
Residential Energy Efficiency	Ensure compliance with residential energy efficiency standards and testing.
Project Closeout	Complete punch list items, conduct final inspections, and prepare turnover docs.
Change Order Management	Document and obtain owner approval for any modifications to the project scope.
Final Cleaning	Perform a thorough cleaning of the site for owner turnover and occupancy.

General Conditions	Scope of Work
Permitting	Obtain and maintain building, electrical, plumbing, and mechanical permits.
Project Supervision	Oversee daily operations, coordinate subcontractors, ensure work quality, and maintain site safety.
Temporary Utilities	Provide and manage temporary water, electricity, and sanitation facilities. Provide and manage temporary water, electricity, and sanitation services.
Site Maintenance & Cleanup	Perform regular debris removal, maintain a clean site, and ensure proper disposal.
Site Access & Security	Manage secure access points and ensure protection from unauthorized entry.
Safety Compliance	Implement OSHA standards and enforce job site safety protocols.
Waste Management	Arrange and cover costs for dumpsters and regular waste removal during the project.
Blower Door Testing	Conduct required blower door tests to verify energy efficiency and compliance.
Project Documentation	Maintain project records, including daily logs, inspection reports, and change orders.

CITY OF LANSING

124 W MICHIGAN
LANSING, MI 48933
United States

Receipt: 0000357689 03/04/25

Cashier: SYSTEM_USER
Received Of: CHR SERVICES

221 E SCOTT ST
GRAND LEDGE, MI 48837-1733

The sum of: 2,127.00

BDINV 00273337

249-0000000-497530	1,772.50	2,127.00
249-0000000-497509	354.50	
Total		2,127.00

TENDERED:	ACH	7-2618764-1595842	2,127.00
TENDERED:	Credit Card Fee	7-2618764-1595842	63.25

THE DISTRIBUTION HUB

Subject: Award Notification for Historic Property Renodel Grant

Dear Alecia Flowers,

On behalf of The Distribution Hub, it is with great pleasure that we inform you that you have been selected as the recipient of a grant in the amount of \$400,000.00 to support the remodeling of your historical property on 110/108 S Martin Luther King Jr. Blvd Lansing, MI 48912.

Your dedication to restoring historically significant structures aligns perfectly with our foundation's mission to support projects that contribute to community enrichment, cultural preservation, and architectural heritage. After a thorough review of your application and project proposal, we are confident that your efforts will have a lasting impact on the community and help maintain the historical integrity of this cherished landmark.

The awarded funds are designated exclusively for the renovation and restoration efforts detailed in your grant proposal. The distribution of funds will occur within three to six weeks from the date of this letter. As part of the funding agreement, we request that you provide periodic progress reports and financial documentation to ensure the appropriate use of the grant. Specific reporting guidelines and deadlines will be outlined in a follow-up correspondence.

We are excited to partner with you on this significant endeavor and look forward to witnessing the transformation of 110/108 Martin Luther King Jr. Blvd. Should you have any questions regarding the grant disbursement or reporting requirements, please do not hesitate to contact us at 770-864-7678.

Once again, congratulations! We appreciate your commitment to historic preservation and look forward to the success of your project.

Best regards,

B. Dwayne Hardin, CEO
The Distribution Hub Inc.

www.thedistributionhub.com



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

ADDRESS:	1612 MARTIN ST.
PARCEL NUMBER:	33 01 01 21 451 023

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-005

LISTED TAXPAYER:	PAYNE WILLIARD
INTERESTED PARTIES:	PAYNE WILLIARD
SEV INFORMATION:	\$29,100.00
LAND VALUE:	\$2,400.00
BUILDING VALUE:	\$26,700.00
LOT SIZE:	34.5 X 66.3

HOUSING CODE VIOLATION LTR:	8/25/2023
ORIGINAL RED TAG DATE:	8/25/2023
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$82,009.20
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME 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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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

1612 Martin St. Lansing, MI

- **Title Information:**

- Willard Payne

- **Original Red Tag Date:**

- 8/25/2023

- Tree fell on dwelling tagged unfit for human occupancy.

- **NEAT Team Enforcement Start:**

- Currently property is not being billed.

- **Property Activity:**

- 0 permits applied for since red tagged
 - 1 grass enforcement.

- **SEV & Cost of Repairs:**

\$29,100.00 SEV cost of repairs \$82,009.20

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

NEAT TEAM INSPECTION 5/01/22



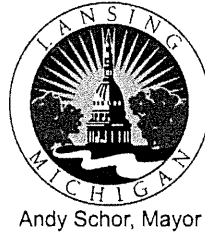


Andy Schor, Mayor

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

Subject: Dangerous Building at 1612 Martin St. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 36

WILLARD PAYNE
6100 LERNER WAY
LANSING, MI 48911

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 1612 Martin 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

























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-005
---	---	------------------------------

Matter of the building/structure at **1612 MARTIN 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 \$29,100.00
7. The cost to repair the building or structure to make it safe is \$59,100.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 451 023

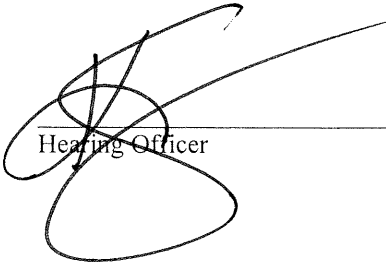
N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD, City of Lansing

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 27, 2025

Willard Payne
9100 Lerner Way
Lansing, MI 48911

RE: Make Safe or Demolish at 1612 Martin, Lansing Michigan

Recently the property you own at 1612 Martin 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

WILLARD PAYNE

6100 LERNER WAY
LANSING, MI 48911-6001

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1612 Martin St., Lansing MI 49010

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$14.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$19.68

Postmark
Here

02/25/2025

WILLARD PAYNE
6100 LERNER WAY
LANSING, MI 48911-6001



Chris Swope

Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1612 Martin St., Lansing MI 48910

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

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Sincerely,

Chris Swope, MHC/M/PMC Level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-2695
317-491-4131

www.lansingmi.gov/city-clerk city.clerk@lansingmi.gov

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 1612 MARTIN ST, 33-01-01-21-451-023, N 34.5 FT LOT 21 & E 17 FT OF N 34.5 FT LOT 22 ORCHARD HOME ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on AUGUST 25TH 2023; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1612 MARTIN ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ days from the date of this resolution, March 24, 2025.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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

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

ADDRESS:	1212 PARK VIEW AVE
PARCEL NUMBER:	33 01 01 22 176 411

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-017

LISTED TAXPAYER:	BELL OAK INC
INTERESTED PARTIES:	BELL OAK INC
SEV INFORMATION:	\$11,200.00
LAND VALUE:	\$3,400.00
BUILDING VALUE:	\$7,800.00
LOT SIZE:	40 x 104.50

HOUSING CODE VIOLATION LTR:	6/28/2020
ORIGINAL RED TAG DATE:	6/28/2020
ZONING:	R-6A SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$76,410.49
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 77 HUNTINGTON HEIGHTS SUB
---------------------------	--------------------------------------

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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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

1212 Park View Ave. Lansing, MI

- **Title Information:**

- Bell Oak Inc.

- **Original Red Tag Date:**

- 06/28/2020
- Fire damaged structure

- **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 6/16/2024. Frame partially approved 2/23/2024
- Electrical permit issued 4/22/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$11,200.00 (SEV)
- \$76,410.29 (cost of repairs)

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

NEAT TEAM INSPECTION 6/28/2020





Andy Schor, Mayor

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

**Subject: Dangerous Building at 1212 PARK VIEW AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 35

BELL OAK INC
405 W GREENLAWN AVE
SUITE G-15B
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 1212 PARK VIEW 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.

"Equal Opportunity Employer"

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,

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

























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-017
---	---	------------------------------

Matter of the building/structure at 1212 Park View, 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 \$11,200.00

7. The cost to repair the building or structure to make it safe is \$76,410.49

8. The real estate is described as follows:

Parcel Number: 33 01 01 22 176 411

LOT 77 HUNTINGTON HEIGHTS 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

[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 27, 2025

Bell Oak, Inc.
405 W Greenlawn Ave. Suite G-15B
Lansing, MI 48910

RE: Make Safe or Demolish at 1212 Park Avenue, Lansing Michigan

Recently the property you own at 1212 Park 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

BELL OAKS INC

405 W GREENLAWN AVE STE G-15B
Lansing, MI 48910

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1212 Park View Ave., Lansing MI 48912

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lansing, MI 48910

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.73
\$	
Total Postage and Fees	\$7.68
\$	

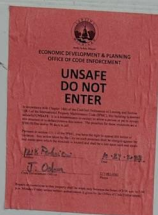
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Postmark
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02/25/2025

BELL OAKS INC
405 W GREENLAWN AVE STE G-15B
Lansing, MI 48910





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

WHEREAS, the Code Enforcement Officer has determined that the building located at 1212 PARK VIEW AVE, 33-01-01-22-176-411, LOT 77 HUNTINGTON HEIGHTS SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 28TH 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1212 PARK VIEW AVE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ days from the date of this resolution, March 24, 2025.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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

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

ADDRESS:	3134 VIKING RD
PARCEL NUMBER:	33 01 01 30 453 161

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D22-010

LISTED TAXPAYER:	APRIL BATTEN & BRYAN HALMICH
INTERESTED PARTIES:	APRIL BATTEN & BRYAN HALMICH
SEV INFORMATION:	\$60,900.00
LAND VALUE:	\$10,800.00
BUILDING VALUE:	\$50,100.00
LOT SIZE:	70 x 186

HOUSING CODE VIOLATION LTR:	5/4/2021
ORIGINAL RED TAG DATE:	5/4/2021
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$72,900.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 467 PLEASANT GROVE SUB NO 1
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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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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

3134 VIKING RD. Lansing, MI

- **Title Information:**

- April Batten
- Bryan Halmich

- **Original Red Tag Date:**

- 5/04/2021
- Fire damaged structure

- **NEAT Team Enforcement Start:**

- 10/05/2021

- **Property Activity:**

- Building permit issued 5/20/2024 no inspections to date.
- Mechanical permit issued 5/20/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$60,900.00 (SEV)
- \$72,900 (cost of repairs)

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

NEAT TEAM INSPECTION 5/23/24





Andy Schor, Mayor

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

Subject: Dangerous Building at 3134 VIKING RD. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 04

APRIL BATTEN & BRYAN HALMICH
3652 COACHLIGHT COMMONS
LANSING, MI 48911

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 3134 VIKING 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.

"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





























CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-010
---	---	------------------------------

Matter of the building/structure at 3134 VIKING 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 \$60,900.00
7. The cost to repair the building or structure to make it safe is \$72,900.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 30 453 161

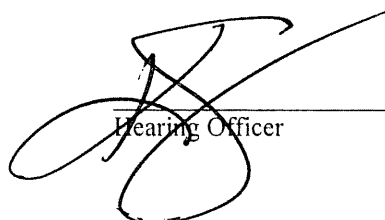
LOT 467 PLEASANT GROVE SUB NO 1, City of Lansing

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 27, 2025

April Batten & Bryan Halmich
3652 Coachlight Commons
Lansing, MI 48911

RE: Make Safe or Demolish at 3134 Viking, Lansing Michigan

Recently the property you own at 3134 Viking 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

APRIL BATTEN & BRYAN HALMICH

3652 COACHLIGHT COMMONS
LANSING, MI 48911

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 3134 Viking Rd., Lansing MI 48911

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

2720 0002 8054 1142

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Lansing, MI 48911

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$ 10.00
☐ Return Receipt (electronic)	\$ 0.00
☐ Certified Mail Restricted Delivery	\$ 10.00
☐ Adult Signature Required	\$ 0.00
☐ Adult Signature Restricted Delivery	\$ 0.00
Postage	\$0.73
\$	\$9.68
Total Postage and Fees	
\$	\$9.68

0204
8

Postmark
Here

02/25/2025

APRIL BATTEN & BRYAN HALMICH
3652 COACHLIGHT COMMONS
LANSING, MI 48911



NOTICE

NOTICE OF THE SALE OF REAL ESTATE

THE STATE OF TEXAS, COUNTY OF DALLAS, SS: I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Notice of the Sale of Real Estate as filed in the Public Records of the County of Dallas, Texas, on this 1st day of January, 2011.

NOTICE OF THE SALE OF REAL ESTATE

THE STATE OF TEXAS, COUNTY OF DALLAS, SS: I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Notice of the Sale of Real Estate as filed in the Public Records of the County of Dallas, Texas, on this 1st day of January, 2011.

NOTICE OF THE SALE OF REAL ESTATE

THE STATE OF TEXAS, COUNTY OF DALLAS, SS: I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the following is a true and correct copy of the Notice of the Sale of Real Estate as filed in the Public Records of the County of Dallas, Texas, on this 1st day of January, 2011.

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

WHEREAS, the Code Enforcement Officer has determined that the building located at 3134 VIKING RD, 33-01-01-30-453-161, LOT 467 PLEASANT GROVE SUB NO 1, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MAY 4TH 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3134 VIKING RD, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, March 24, 2025.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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



3134 viking



3134 viking



3134 viking

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

ADDRESS:	2407 DUNLAP ST
PARCEL NUMBER:	33 01 01 30 476 491

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D22-D011

LISTED TAXPAYER:	HAMIN HASSAN JAFF
INTERESTED PARTIES:	HAMIN HASSAN JAFF
SEV INFORMATION:	\$26,800.00
LAND VALUE:	\$8,900.00
BUILDING VALUE:	\$17,900.00
LOT SIZE:	66 x 140

HOUSING CODE VIOLATION LTR:	9/8/2021
ORIGINAL RED TAG DATE:	9/8/2021
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$49,680.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 08/25/2028. LOT 3 BLOCK 3 DEWITTS SUB
---------------------------	--

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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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

2407 DUNLAP ST. Lansing, MI

- **Title Information:**

- HAMIN HASSAN JAFF

- **Original Red Tag Date:**

- 5/04/2021
- Fire damaged structure
- Accumulation of trash and debris
- Furnace installed without permit
- Damaged plumbing soil waste, soil vent & water distribution
- Gas meter removed

- **NEAT Team Enforcement Start:**

- 09/01/2022

- **Property Activity:**

- Building permit issued 5/20/2024 tear out approved 7/11/2024
- Siding tear out approved 5/29/2024
- Electrical issued 7/15/2024 rough and service approved 8/19/2024
- Mechanical issued 2/27/2024 no inspections permit expires 8/25/2024
- Plumbing issued 2/27/2024 no inspection permit expires 8/25/2024

- **SEV & Cost of Repairs:**

- \$26,800.00 (SEV)
- \$49,680.00 (cost of repairs)

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

NEAT TEAM INSPECTION 9/08/2021





Andy Schor, Mayor

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

Andy Schor, Mayor

Subject: Dangerous Building at 2407 DUNLAP ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 11

HAMIN HASSAN JAFF
P.O. BOX 4552
EAST LANSING, MI 48823

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 2407 DUNLAP 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_2787

09/09/2021 09:38

gscrimger





IMG_2789

09/09/2021 09:38

gscrimger



IMG_2790

09/09/2021 09:38

gscrimger



IMG_2791

09/09/2021 09:38

gscrimger



IMG_2792

09/09/2021 09:38

gscrimger











IMG_2798

09/09/2021 09:38

gscrimger







IMG_2801

09/09/2021 09:38

gscrimger













CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-011
---	---	------------------------------

Matter of the building/structure at 2407 DUNLAP DR. 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 \$26,800.00
7. The cost to repair the building or structure to make it safe is \$49,680.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 30 476 491

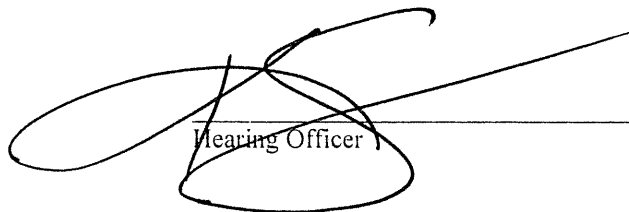
LOT 3 BLOCK 3 DEWITTS SUB, City of Lansing

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 27, 2025

Hamin Hassan Jaff
P.O. Box 4552
East Lansing, MI 48823

RE: Make Safe or Demolish at 2407 Dunlap Lansing Michigan

Recently the property you own at 2407 Dunlap 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

HAMIN HASSAN JAFF

PO BOX 4552
EAST LANSING, MI 48823

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 2407 Dunlap St., Lansing MI 48911

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

2407



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

WHEREAS, the Code Enforcement Officer has determined that the building located at 2407 DUNLAP ST, 33-01-01-30-476-491, PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 08/25/2028. LOT 3 BLOCK 3 DEWITTS SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on SEPTEMBER 8TH, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2407 DUNLAP ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, March 24, 2025.

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

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

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

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



2407 dunlap

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

ADDRESS:	204 E. CAVANAUGH RD
PARCEL NUMBER:	33 01 01 33 401 171

LISTED TAXPAYER:	KECSKES TRACY
INTERESTED PARTIES:	KECSKES TRACY
SEV INFORMATION:	\$33,400.00
LAND VALUE:	\$8,600.00
BUILDING VALUE:	\$24,800.00
LOT SIZE:	60 x 132

LEGAL DESCRIPTION:	LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP
--------------------	--

HEARING DATE:	8/22/2022
DEMOLITION CASE FILE #:	D2023-011

HOUSING CODE VIOLATION LTR:	6/27/2022
ORIGINAL RED TAG DATE:	6/27/2022
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$51,177.00
PICTURES:	YES
OTHER:	

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	2/11/2025	Set Show Cause Hearing
City Council	2/24/2025	Set Show Cause Hearing
City Council	3/10/2025	Show Cause Hearing
Committee on Public Safety	3/11/2025	
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. Cavanaugh Lansing, MI

- **Title Information:**

- Tracy Kecskes

- **Original Red Tag Date:**

- 6/27/2022
- Reason(s) for red tag:
 - Fire Damage

- **NEAT Team Enforcement Start:**

- 09/03/2022

- **Property Activity:**

- 5 permits applied for since red tagged
- Roofing permit was approved on 6/6/2024. Electrical, plumbing, and mechanical have expired due to inactivity. Building permit 23-0863 is to expire on 9/09/2024.
- Enforcements since being tagged (9)
 - 2 Trash – 5 Board-ups – 1 grass/weed – 1 Safety

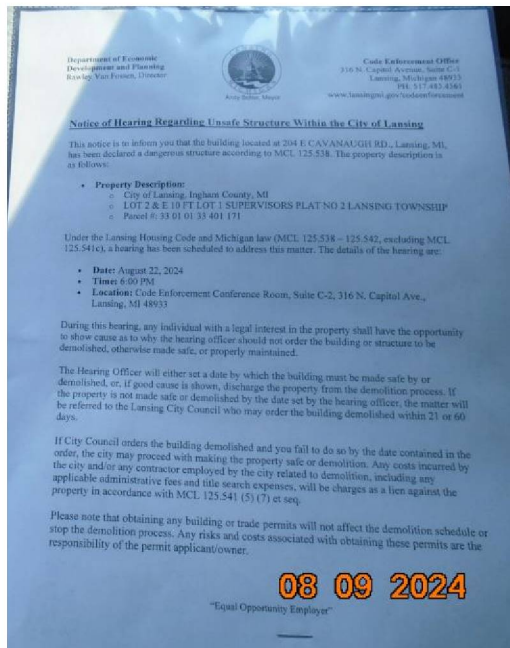
- **SEV & Cost of Repairs:**

- SEV 49,554.00 – Cost of repairs \$51,177.00

- **City Recommendation:** 3

- 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24





Andy Schor, Mayor

Past 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

**Subject: Dangerous Building at 204 E. CAVANAUGH RD. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 55

TRACY KECSKES
1227 E THOMAS PARKWAY
LANSING, MI 48917

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. CAVANAUGH 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

“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





06/27/2022 15:11









06/27/2022 14:51



06/27/2022 14:51



06/27/2022 14:51



06/27/2022 14:52



06/27/2022 14:52



06/27/2022 14:52



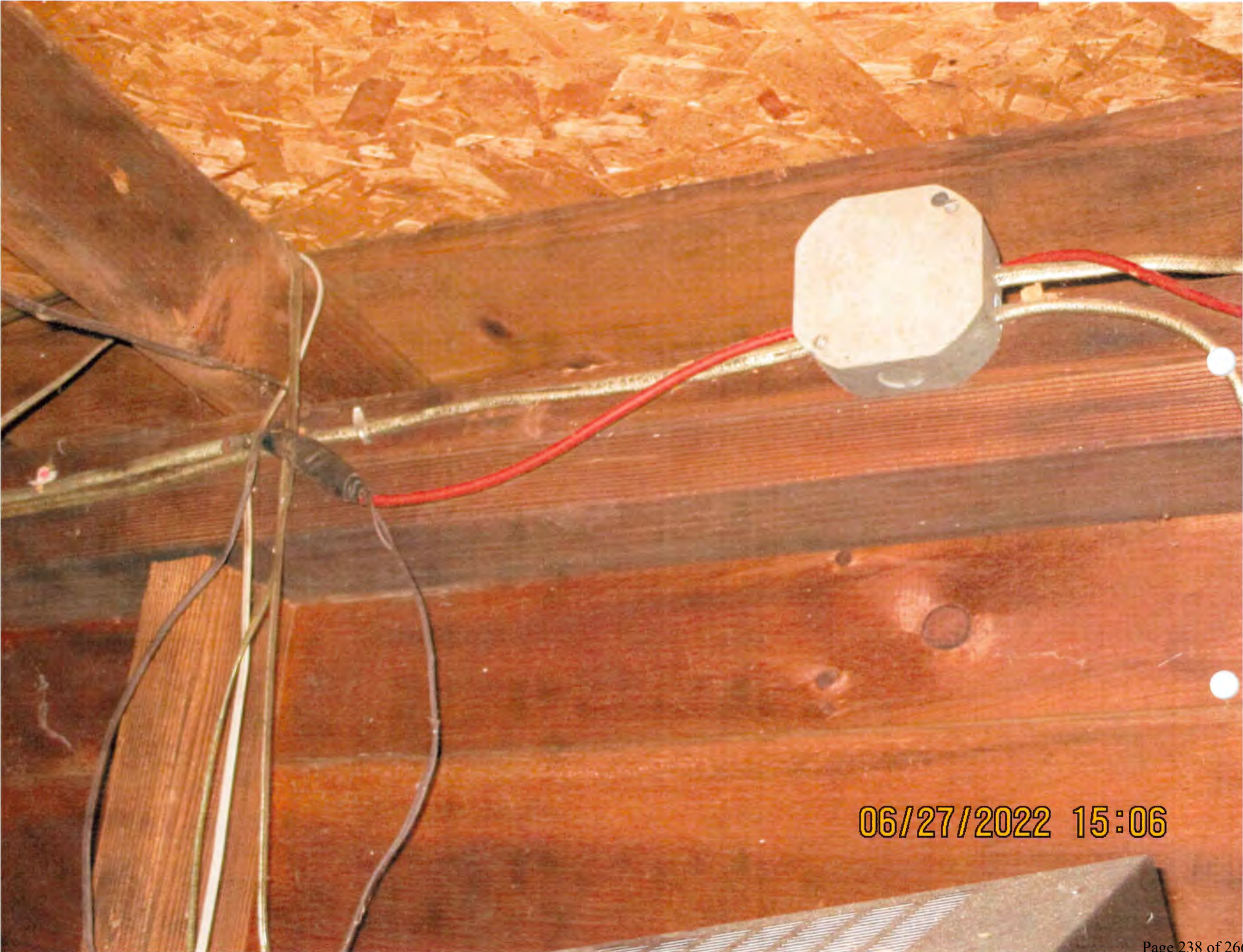
06/27/2022 15:04



06/27/2022 15:04



06/27/2022 15:05



06/27/2022 15:06



06/27/2022 15:07



06/27/2022 15:07



06/27/2022 14:52





06/27/2022 14:56





06/27/2022 14:56



06/27/2022 14:57



06/27/2022 14:58





06/27/2022 15:03



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-011
---	---	------------------------------

Matter of the building/structure at 204 E CAVANAUGH 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 \$33,400.00
7. The cost to repair the building or structure to make it safe is \$51,177.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 33 401 171
LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP

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.

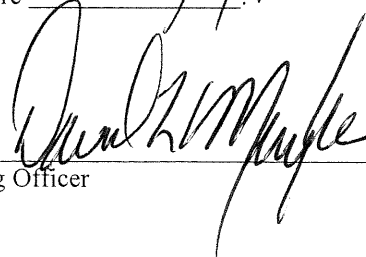
☒ The building/structure shall be made safe or demolished on or before

10/21/24

Date

8-22/24

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 27, 2025

Tracy Kecskes
1227 E Thomas Parkway
Lansing, MI 48917

RE: Make Safe or Demolish at 204 E Cavanaugh Lansing Michigan

Recently the property you own at 204 E Cavanaugh 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, 2/11/2025 @ 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, 2/5/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

SWIFT ACQUISITIONS LLC

13825 DUKE RD APT 74
DE WITT, MI 48820

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 204 E. Cavanaugh Rd., Lansing MI 49010

Hearing Date and Time: Monday, March 10, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dewitt, MI 48820

OFFICIAL USE

Certified Mail Fee	\$4.85
\$	\$4.10
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$
Postage	\$0.73
\$	
Total Postage and Fees	
\$	\$7.63

0204
8

Postmark
Here

02/25/2025

SWIFT ACQUISITIONS LLC
13825 DUKE RD APT 74
DE WITT. MI 48820



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

WHEREAS, the Code Enforcement Officer has determined that the building located at 204 E. CAVANAUGH RD, 33-01-01-33-401-171, LOT 2 & E 10 FT LOT 1 SUPERVISORS PLAT NO 2 LANSING TOWNSHIP, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 27TH 2022; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by OCTOBER 21ST, 2024 and

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

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

WHEREAS, the City Council held a public show cause hearing on March 10, 2025, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 204 E, CAVANAUGH RD, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, March 25, 2025.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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

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**

MSD STATUS UPDATES
PUBLIC SAFETY COMMITTEE

1616 S Cedar St:

- **PB22-2138** remodel permit applied 12/29/2022, issued 4/27/2023. Final partial approved 11/12/2024. Plumbing and electrical permits needed.
- EDP spoke with property owner on 3/10/25 to obtain status update. Property owner is working to get funds together to proceed with plumbing and electrical work.
- **EDP Recommendation: Table 30-days pending plumbing and electrical permit issuance. Structurally speaking, the Chief Building Inspector affirmed through their partial approval of the building permit on 11/12/24 that there are not any present structural deficiencies.**

108 S M L King:

- **PB21-0204** Roof permit fully approved 9/9/2021
- **PB21-1470** permit approved 9/9/2021 with the attached note "**Still more fire damaged wood to be removed; I told them that it needs to be removed but not to until they have a plan for the remodel since it is doing some withhold things together.**"
- **PB23-0101** contractor applied 1/30/2023. Permit denied 1/31/2023 since contractor (Christan Nwobu) failed to follow up and provide requested info.
- **PB23-2070** contractor applied 12/8/2023. Paid & issued 1/30/2024. No inspections requested. Permit is expired. Work was to make house single family residence.
- **PB25-0291** contractor applied 2/17/2025, plan review approved, and email sent 2/24/2025, payment made 3/5/2025. Building permit issued, but no inspections requested.
- EDP received draft project update from property owner on 3/08/25. EDP replied with additional encouraging additional information be provided including, timeline, scope of work, additional work that has been done, and financial capacity.
- **EDP Recommendation: Table 30-days if completed project plan received and reviewed to satisfaction, otherwise, move to Make Safe or Demolish (21-day, fire damage).**

1612 Martin St:

- Roof permit from 2021 closed for inactivity.
- **No change.**
- **EDP Recommendation: Move to Make Safe or Demolish (60-day, non-fire damage).**

1212 Park View Ave:

- **PB23-0460** applied 4/12/2023, issued 7/7/2023, footing inspection 10/17/2023 logged as "not ready", footing approved 11/30/2023, permit canceled 4/23/2024.
- **PB24-0562** applied 4/23/24, issued 5/24/24, frame inspection disapproved 6/21/24, frame inspection approved 7/11/24, insulation inspection approved 8/2/24.
- **PE23-1224** applied 8/11/23, issued 8/14/23, contractor canceled permit 9/19/23. No inspections requested.
- **PE23-1498** applied 9/18/23, service inspection approved 9/21/23. Permit fully approved.
- **PE24-0484** applied 4/22/24, issued 5/24/24, rough inspection disapproved 6/4/24, rough inspection approved 6/12/24, final approved 10/28/24. Permit fully approved.
- **PM23-1686** applied 8/11/23, issued 8/14/23, permit expired since 2/10/24, no inspections requested.
- **PM24-0068** applied 1/12/24, issued 1/28/24, rough inspection inspector locked out 4/4/24, rough inspection approved 4/22/24. Permit expired 10/19/24.

MARKED INTERNAL / Updated: 3/10/25

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**

- **PP23-1087** applied 8/17/23, issued 8/18/23, rough inspection approved 1/12/24, underground inspection approved 2/29/24. Permit expired 8/27/24.
- **PB23-2008** applied 11/27/23, issued 11/28/23, roof tear off inspection partial approved 12/5/23. Permit expired 6/2/24. Roof permit
- **PB23-1687** applied 10/4/23, issued 10/4/23, final inspection 10/18/23 logged as "Not Ready", permit expired 4/15/24. Siding permit
- **PB23-0308** applied 3/16/23, permit closed since it's for same work as PB23-1687.
- **No change**
- **EDP Recommendation: Move to Make Safe or Demolish (21-day, fire damage).**

3134 Viking Rd:

- **PB24-0333** applied 3/15/24, issued 5/20/24, permit expired 11/16/24. No inspections requested.
- **PE24-0964** applied 8/1/24, issued 11/25/24, expires 5/24/25. No inspections requested. **Service inspection requested 2/24/2025 for 2/27/2025. Inspection passed.**
- **PM24-0510** applied 3/15/24, issued 5/20/24, expired 11/16/24. no inspections requested.
- **PP24-0827** applied 8/1/24, issued 11/25/24, expires 5/24/25. No inspections requested. **2/28/2025 rough requested for 3/4/2025. Inspection failed, 3/4/2025 rough requested for 3/6/2025. Inspection passed.**
- **EDP Recommendation: Table 30-days noting trade permit progress.**

2407 Dunlap St:

- **PB23-1769** applied 10/18/23, issued 1/22/24, frame (after tear out) inspection approved 7/11/24, expired 1/7/25. **Frame inspection requested 2/10/2025 for 2/11/2025. Inspection passed. Insulation inspection requested 2/24/2025 for 2/25/2025. Inspection passed.**
- **PB24-0238 (siding only)** applied 2/26/24, issued 2/27/24.
- **PE24-0676** applied 5/31/24, issued 7/15/24, rough inspection partial approved 7/24/24, rough & service inspection approved 8/21/24, permit expires 2/17/25. **Permit extended to 6/1/25.**
- **PM24-0386** applied 2/26/24, issued 2/27/24, rough inspection approved 2/4/25, permit expires 8/3/25.
- **PP24-0210** applied 2/26/24, issued 2/27/24, rough inspection disapproved 9/17/24, underground/rough inspection approved 9/24/24. Permit expires 12/1/25.
- **EDP Recommendation: Table 30-days noting trade permit progress.**

204 E Cavanaugh Rd:

- **PB23-0863** applied 6/7/23, issued 6/29/23, frame inspection partially approved 11/16/23, frame inspection approved 3/13/24. Homeowner permit closed 2/9/25. **New owner as of 1/9/25 needs to pull new permits for any remaining work that needs to be done.**
- **PE23-1067** applied 7/16/23, issued 7/17/23, rough/service inspection approved 10/11/23. Final inspection requested for 5/14/24 canceled. Permit expired 4/8/24.
- **PM23-2181** applied 10/26/2023, issued 10/26/2023. Rough inspection approved 11/9/2023.
- **PP23-0733** applied 6/14/23, issued 7/3/23, rough inspection approved 8/30/23, permit expired 2/26/24.
- **PM25-0296** new contractor pulled permit on 2/13/25 to finish PM23-2181. Permit will be issued when we receive a new building permit application, and it is issued.
- **EDP Recommendation: Move to Make Safe or Demolish (21-day, fire damage).**

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	1232 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	1616 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.

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 finaled 12/22/2023, PM23-2203 finaled 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 finaled 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 finaled 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 finaled 9/3/2024. PM21-1798 finaled 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 finaled 8/19/2019, PM20-0901 finaled 7/29/2020, PP19-0019 finaled 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 finaled 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 finaled 3/14/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.

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MSD STATUS UPDATES

PUBLIC SAFETY COMMITTEE

- **308 E CESAR CHAVEZ:**

- Commercial Plan Review applied for on 5/1/23 and approved 5/22/23.
 - This review was for repairing and stabilizing existing masonry building for future build out. Building Permit PB23-1096 7/19/23 applied for. Issued 7/24/23.
 - Permit closed on 11/18/24 due to inactivity.
 - Zero inspections requested under this permit.
- Commercial Plan Review applied for 11/19/2024.
 - This review is for the same *repairing and stabilizing existing masonry* for future build out. The review was never paid for.
 - Design professional of record emailed invoice reminder on 2/17/25. D.P. replied stating they forwarded the message to the property owner requesting an update. No update received.
- Email update received from the property owner on 2/17/25.
 - No meaningful timeline or expectation of work to begin received.
- **EDP Recommendation: Move to Make Safe or Demolish (60-day, non-fire damage).**

- **5625 KAYNORTH:**

- Various permits issued in 2016 and 2018. On 4/26/19, property owner at the time, James submitted a letter requesting all open permits be cancelled and closed.
 - James later sold the house to his brother, and current property owner, Joseph Fawaz.
- Property owner requested a meeting with EDP/City on 2/14/25 and later met on 2/19/25.
 - Past inspections reviewed, and homeowner permit application shared.
- **PE25-0227** Electrical Permit applied for on 2/12/25 for electrical service only. Contractor (DLG Electric) paid on 2/19/25.
 - Permit on hold pending submission, payment, and approval of a Building Permit application accompanied by required drawings.
- Project update received by email from property owner on 2/23/25.
 - They indicated intention on submitting a homeowner's building permit, and in having the project finished by 6/30/25 with plans to move-in by 7/30/25.
- Delinquent 2023 property taxes due to Ingham County.
- **EDP Recommendation: Table 30-days pending issued building permit, electrical inspection approved, and updates to project plan.**

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- **1232 S WASHINGTON AVE:**

- **PB23-2033** Building Permit issued, and frame inspection partially approved on 9/17/2024.
 - Insulation inspection scheduled 11/19/2024. Inspector went, and contractor (Christian Nwobu) was not ready for inspection.
 - Reschedule request for inspection made on 2/17/25 for an inspection date of 2/20/25. Contractor (Christian Nwobu) cancelled the inspection day of.
 - On 2/20/25 the contractor made a second reschedule request for an inspection date of 2/25/25.
- **PE24-0114** Electrical Permit currently expired. Rough inspection approved 3/18/2024.
 - No other inspections requested. Permit scheduled to be closed on 3/23/25 if final inspection has not been requested. Contractor (All Discount Electric).
- **PP24-0640** Plumbing Permit currently expired, rough inspection approved 7/31/2024.
 - No other inspections requested. Permit scheduled to be closed 3/23/25 if final inspection has not been requested. Contractor (Christopher Parks).
- **EDP Recommendation: Slow progress. Table 30-days pending approved building insulation approval, and trade permit progress.**

- **204 E POTTER:**

- **PB23-0458** Building Permit issued, and frame inspection approved 12/27/2024.
 - Insulation inspection requested on 2/11/25 by the contractor (Neil Wright). Scheduled for and approved on 2/13/25. Final inspection not yet requested.
- **PE24-0725** Electrical Permit rough and service inspection approved 8/8/2024.
 - Payment made on 1/30/25 by contractor (J&A Electric) for additional permit item add-ons.
 - No additional inspections requested. Needs a final inspection.
- **PM23-0554** Mechanical Permit fully approved 9/17/2024.
- **PP24-0761** Plumbing Permit currently expired, but had a rough inspection approved on 7/24/2024. No other inspections requested.
 - On 1/29/25 contractor (Bursley Plumbing) requested permit be extended until 4/20/25.
 - No additional inspections requested. Needs a final inspection.
- **EDP Recommendation: Slow progress. Table 30-days pending all trade permit inspection progress, and project plan submittal/update.**

- **1023 PORTER ST.:**

- **PB23-0547** Building Permit issued 6/6/23, and frame partial inspection approved on 2/23/2024, and insulation inspection approved on 1/3/2025.
 - No other inspections requested. Contractor is the homeowner.
- **PE24-0485** Electrical Permit currently expired, and service inspection was disapproved on 11/8/2024. The rough inspection was approved on 11/15/2024.

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- Contractor (Lenon Electric & Son) requested on 2/19/25 a final inspection. Scheduled for 3/14/25 by contractor request.
 - **PP24-1248** Plumbing Permit issued 11/13/24, and rough inspection approved on 12/23/2024.
 - No other inspections requested. Contractor (Bursley Plumbing).
 - **EDP Recommendation: Slow progress. Table 30-days pending trade permit progress, and project plan submittal/update.**
- **1300 W MAPLE ST.:**
 - Gloria Hall transferred ownership on 9/14/24 to 1300 W Maple LLC.
 - Alesia Flowers named as state listed registered agent.
 - **PB24-0918** Building Permit issued on 6/21/24, and frame inspection approved on 12/11/2024.
 - No other inspections requested. Contractor (CHR Services)
 - **PE24-1253** Electrical Permit issued on 9/30/24, and rough inspection approved on 11/15/2024.
 - No other inspections requested. Contractor (Priority Electric, LLC)
 - **PP24-0996** Plumbing Permit issued on 11/18/24, and rough inspection approved on 11/21/2024.
 - No other inspections requested. Contract (ABS Mechanical)
 - Delinquent 2023 property taxes due to Ingham County.
 - **EDP Recommendation: Slow progress. Table 30-days pending all trade permit progress, and project plan submittal/update.**
- **1723 OSBAND ST.:**
 - **PB24-0089** Building Permit issued 2/6/2024. Contractor (Neil Wright) requested frame on 2/5/25 and scheduled 2/7/25. Contractor cancelled on 2/7/25.
 - Contractor submitted new request on 2/10/25. Scheduled for 2/12/25. Frame/Insulation inspection approved.
 - **PE24-0093** Electrical Permit issued, and service inspection partially approved on 3/4/2024.
 - No other inspections requested. Contractor (Lenon Electric) requested extension 6/1/25.
 - **PP24-0157** Plumbing Permit issued on 6/4/2024.
 - Contractor (J&J Plumbing & Heating) requested on 2/19/25 a rough inspection and was scheduled for 2/24/25.
 - **PM25-0214** Mechanical Permit applied for on 1/31/25 by contractor (Branklyn Heating & Ventilating).
 - Contractor requested inspection on 2/16/25 and scheduled rough inspection for 2/20/25. Inspection disapproved. Needs reinspection.
 - **EDP Recommendation: Slow progress. Slow progress. Table 30-days pending all trade permit inspection progress, and project plan submittal/update.**

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- **5141 S MLK BLVD.:** *Formerly known as "Metro Bowl".*
 - In January 2025 the property owner requested a Demolition Permit.
 - They were denied because you must be a licensed demolition contractor by the City Clerk. To receive such a license by the Clerk you must be a licensed builder with the state of Michigan.
 - Building Permit for tear out work submitted on 2/20/25 by the property owner.
 - Since this is a commercial property, building permits do not have to be pulled by a licensed builder. Work description was incomplete.
 - Owner emailed updated work description on 2/21/25. Tear Out permit ready to be issued pending payment on by property owner.
 - **EDP Recommendation: Move to Make Safe or Demolish. (60-day non-fire damage.)**
- **1616 S CEDAR ST.:**
 - **PB22-2138** Building Permit issued on 4/27/23 as Homeowner Permit.
 - Homeowner requested on 11/9/24 a final inspection and was scheduled for 11/12/24, and partially approved.
 - Needs plumbing permit.
 - **EDP Recommendation: Table 30-days pending required trade permits be issued, and project plan submittal/update.**
- **1033 SHEPARD ST.:**
 - 8/31/21 issued a Stop Work Order for second story addition being started without necessary permits issued.
 - Stop Work Order monitored on 11/30/21, 12/15/21, 1/5/22, 1/6/22 (partially approved since Building Permit received, but permit application later denied), 7/7/22, and 12/6/22.
 - On 1/3/22 property transferred to NEAT for monthly monitoring.
 - **PB22-0006** Building Permit applied for on 1/4/22. On 1/26/22 plan review disapproved.
 - Revisions never received. Permit application denied/closed on 12/15/22.
 - **E24-09739** 9/9/24 Zoning Enforcement issued for various accumulated exterior trash.
 - Court ordered compliance ticket written 12/10/24. Actively in court.
 - Monthly NEAT monitoring suspects Red Tagged property is being lived in.
 - **EDP Recommendation: Move to schedule Show Cause Hearing.**
- **1044 ONTARIO ST.:**
 - Progress inspection took place for 10/17/24. Home cleaned out, and work/progress taking place. Initial safety hazards began to be addressed. Work without permit noted, and information shared how to correct. 6-9 months of work expected.
 - **PB24-1705** Building Permit applied on 10/22/24 under Homeowner Permit. Issued on 11/06/24.
 - Building drawings received and approved on 11/26/25.
 - No additional inspections requested. Needs final.

MARKED INTERNAL / Updated: 2/23/25

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- **PM24-1730** Mechanical Permit applied on 9/27/24 by contractor (Oasis Mechanical). Issued 11/26/24. No inspections requested.
- **Project plan** update received on 11/25/24 providing copy of plumbing work proposal from contractor (C&K Plumbing LLC).
- **Project plan** update received on 2/23/25 indicating progress on general home renovations including next on schedule is kitchen cabinet install, flooring, painting and plumbing permit expected to be applied for by March 2025.
- **EDP Recommendation: Table 60-days pending trade permit progress, and update project plan.**