



MINUTES
Committee on Public Safety
Tuesday, March 11, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP Director
Meredith Johnson, EDP
Joe Neller, SIMTOB
Andy Mackovic
Hamin Jaff
Ken Ogundipe

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 25, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

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

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted to the Committee that the property owner called in stating he was sick and that he had an appointment with Thompson Brothers Plumbing for a site visit this Friday.

Mr. Van Fossen stated the office has not received a plumbing permit application and was told by the owner he was working on getting the funds around. He then clarified that it was the Chief Building inspector affirming it meets his definition of safe but cannot final until other permits are approved. There is electrical work still needed, and the department is asking for it to stay in demolition process. Mr. Van Fossen stated this a non-fire damage home, and without owner present today, he would now recommend make safe or demolish in 60 days. Council Member Pehlivanoglu asked if moving forward

with 60 days, is it the opinion that if worked on diligently, it could be made safe in 60 days and Mr. Van Fossen confirmed.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1616 S CEDAR STREET. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.

The property owner was not present.

Council Member Pehlivanoglu referred to the presentation in the packet that was presented to Council on March 10th at the Council meeting.

Mr. Van Fossen stated there is a start, but it is still incomplete. There is no scope of work or timeline, and no financial capacity noted. He confirmed he had encouraged the owner to attend this meeting to offer those missing items to Committee. Mr. Van Fossen confirmed that in February he met with the owner and licensed builder and reviewed all the requirements. Without the owner or amended plan to satisfy department plan, he would now recommend make safe or demolish in 21 days.

Council Member Kost stated he did drive by on March 10, 2025 and it appeared there has been some effort, and would be inclined for tabling for 30 days.

Council Member Pehlivanoglu referred to presentation and a letter stating the owner was getting a grant for \$300,000, however the letter was undated so it was unclear when the letter was sent and if the grant funding was ever provided.

Council Member Hussain recapped that in the past Committee he had made general comments on need for plans, financial status, timelines and yet still nothing submitted. If nothing is submitted by the meeting in 30 days, then he would be making a 30 day make safe or demolish action.

MOTION BY COUNCIL MEMBER KOST TO TABLE ACTION AT 108 S MARTIN LUTHER KING JR. BLVD. FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1612 Martin Street

The property owner was not present.

Mr. Van Fossen stated they have not heard anything or seen any effort to comply, and probate has closed.

There was a question of OCA on the findings to deem 21 days, and Ms. Hagen-Lawrence stated Lisa can do 21 days, if make findings that the building has been substantially destroyed by abandonment, fire, wind, flood, deterioration, vandalism or other cause. If Committee can make that finding in the motion, that is what they need to support for the time.

MOTION BY COUNCIL MEMBER KOST TO APPROVE A RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 21 DAYS DUE TO THE HORRIFICALLY DESTROYED BY A TREE AND STORM DAMAGE AND THERE IS NOTHING LEFT OF THE HOME AT 1612 MARTIN STREET. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 1212 Park View Avenue

Mr. Ogundipe presented a video of the progress.

Mr. Van Fossen stated his office has not seen any changes from the last meeting, no permits were applied for, no recent inspection requests and the department has not been in the property in some time.

Mr. Ogundipe stated they have scheduled plumbing and HVAC inspections for 3/18 and 3/18, and Ms. Johnson confirmed those inspections were called in today, 3/11/2025. Mr. Van Fossen recommended making safe action.

Council member Kost asked the OCA if this were to move forward for 30 day make safe or demolish, and 30 days passes and it is not safe, but safe on day 33, is there room for that or is the day "30" the drop dead date. Ms. Hagen- Lawrence stated that procedurally once 30 days comes and goes the department will work to put out the bid for a demolition contractor to start the work. If not made safe, it would be eligible to be demolished. Council Member Kost recapped earlier statements by the City Attorney were Council was told that day 30 day hits, it is a hard date, and they can no longer go ahead and fix it. Ms. Hagen- Lawrence stated she would have confer with the City Attorney on that. Council Member Kost voiced his concern that Council is now being told their decision is not final, but that the Department gets to decide the date after the Council Resolution date as passed.

Council member Hussain agreed that they have been told that Council action ends at the end order date, however Mr. Venker said there is some measure of discretion.

Mr. Van Fossen acknowledged his department does have discretion, on day 31 they get photos, see if I has not made safe or made safe, and have jurisdiction to be on property or make a settlement agreement. At that point his staff begins negotiations with the owners. Council Member Kost asked if the owners can pull permits after that hard date in the Council resolution, and Mr. Van Fossen stated they can, but his office has flagged the properties so as not to issue a permit until the department, OCA and the owners reach a settlement.

Council Member Pehlivanoglu when Council communicates at committee they need to be able to tell them the "point of no return". Mr. Van Fossen stated it is still their property, it gives the City the power to also go in and remedy the situation. His officer would tell property owners they are at their own risk. Council Member Hussain asked if it is technically in the process, but they run a risk of procrastination.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION AT 1212 PARK VIEW AVENUE FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 3134 Viking Road

No owner present.

Mr. Van Fossen asked the Committee to table for 30 days because they are making progress on electrical and plumbing.

MOTION BY COUNCIL MEMBER KOST TO TABLE ACTION AT 3134 VIKING ROAD FOR 30 DAYS TO THE APRIL 8TH MEETING.

Council Member Hussain asked that it be noted that without communication from the owner on any plans or progress, the Committee is tabling 30 days based on the department recommendation. Mr. Van Fossen stated he would reach out to the owner again.

MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 2407 Dunlap Street

Mr. Jaff was present.

Mr. Van Fossen stated there has been recent activity in February with framing, insulation and the building permit. Trade permits need work.

Mr. Jaff outlined his progress on the frame inspection, insulation approval, and currently installing drywall. The question was then asked if they are not completed in 30 days, is there “wiggle” room on completion dates.

Council Member Pehlivanoglu explained that if it is tabled for 30 days, like they have done previously for other items on this agenda, he would come back April 8th. If the recommendation from EDP is 60 days make safe or demolish, this would go to Council March 24th, then the 60 days would start the next day. So over all they would have close to 2 months to diligently work to bring it to safe and habitable. Mr. Van Fossen noted this is a fire damaged house, so Council could invoke 21 days instead of 60. He then asked the owners to provide a timeline to complete and financial verification that they can afford to complete to his office.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION AT 2407 DUNLAP FOR 30 DAYS TO THE APRIL 8TH MEETING. MOTION CARRIED 3-0.

RESOLUTION –Orders to Make Safe or Demolish; 204 E Cavanaugh

The owners were not present.

Mr. Van Fossen noted the property was fire damaged, there was a new owner in January and a new contractor pulled a permit, but they have not issued the permit and have not heard from the new owners.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR MAKE SAFE OR DEMOLISH IN 21 DAYS FOR 204 E CAVANAUGH. MOTION CARRIED 2-1.

OTHER

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

Mr. Van Fossen distributed a report explaining it was the same address list received the first time; yellow in MSD, red is building safety updates.

Council Member Pehlivanoglu asked about the status of 1521 REO Road where the notes stated the owner was living on site. Mr. Van Fossen stated the process of the court order is initially with zoning enforcement. That is a 14 day compliance, then 14 day final notice, then if not complied, can write court order to get before district court.

Council Member Pehlivanoglu asked for confirmation that the language used in the earlier one submitted to the Committee by EDP stated “search warrant” and now it states “Request to inspect”. Mr. Van Fossen confirmed it is the same, this is a notice on the door and if they do not comply it exhausts the due diligence.

Council Member Hussain asked how long they wait after a property is posted. Mr. Van Fossen confirmed 14 days. Council Member Hussain asked that the report be updated to include date it was placard.

Council Member Kost asked that the administration reach out to the LFD to inform them of this timeline on 1612 Martin so they can be present to get in and take out their equipment. Mr. Van Fossen confirmed it was already noted in their system, but he would make a note as well to contact them.

ADJOURN

Adjourned at 4:40 p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on March 25, 2025