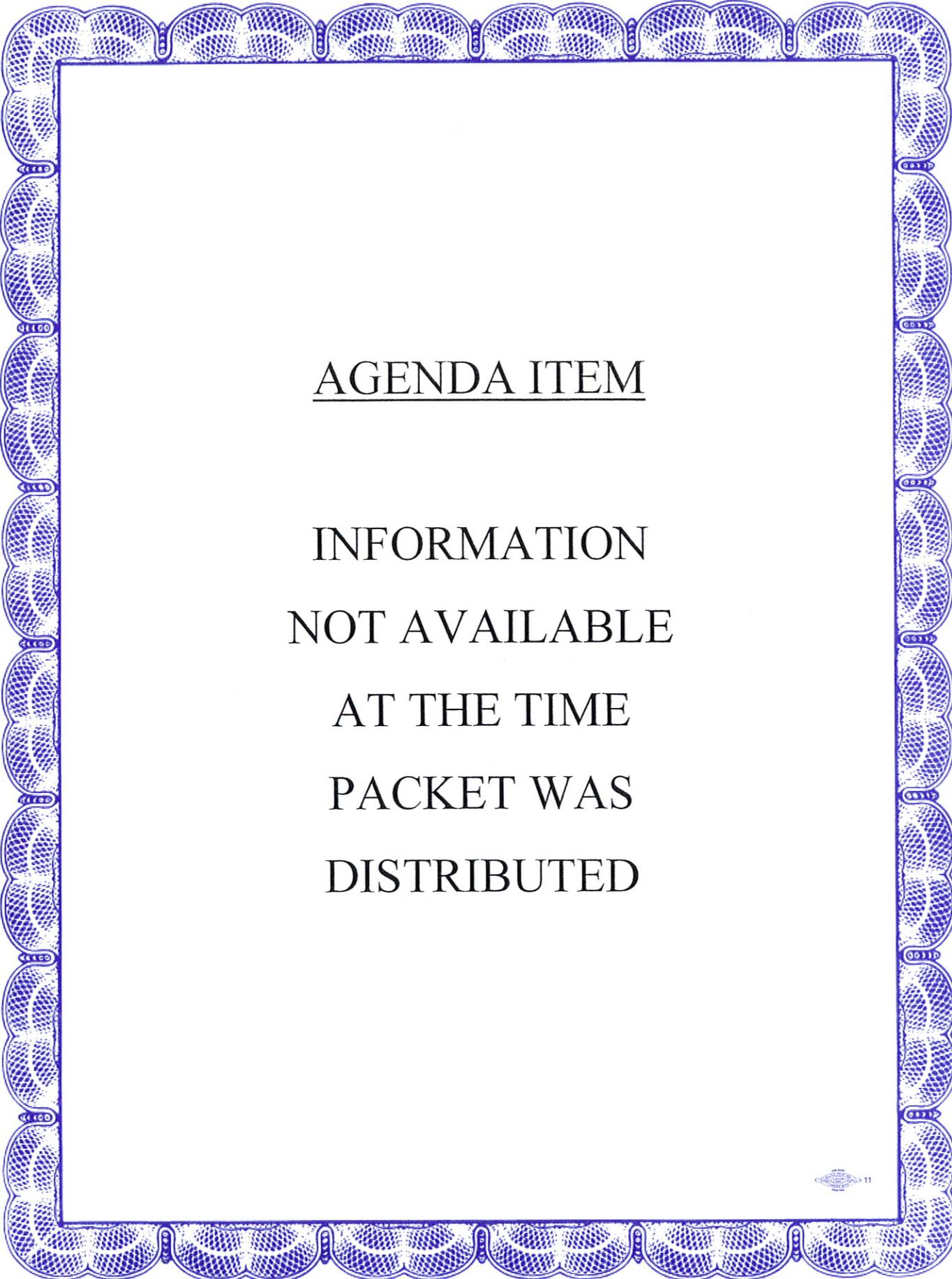




**AGENDA**  
**Committee on Public Safety**  
**Tuesday, April 19, 2016 @ 3:00 p.m. \*(Note Date & Time)**  
**City Council Chambers, 10<sup>th</sup> Floor**

Councilmember Carol Wood, Chair  
Councilmember Adam Hussain, Vice Chair  
Councilmember Kathie Dunbar, Member

1. **Call to Order**
  2. **Roll Call**
  3. **Minutes**
    - March 31, 2016
  4. **Public Comment on Agenda Items**
  5. **Discussion/Action:**
    - A.) HUD – Discussion on regulations regarding the Lansing Housing Commission (LHC)
  6. **Other**
  7. **Adjourn**
- 
- Pending – Continued discussion regarding 3200 S. Washington
  - Pending – Discussion regarding new draft Medical Marijuana Ordinance (4/22/16)
  - Pending – Update on Community Police Officers with LPD
  - Pending – Lead Discussion



AGENDA ITEM

INFORMATION  
NOT AVAILABLE  
AT THE TIME  
PACKET WAS  
DISTRIBUTED



## **MINUTES**

**Committee on Public Safety  
February 12, 2016 @ 3:30 p.m.**

**Tenth Floor, City Council Chambers – Lansing City Hall**

### **CALL TO ORDER**

The meeting called to order at 3:31 p.m.

### **ROLL CALL**

Councilmember Carol Wood, Chair

Councilmember Adam Hussain, Vice Chair

Councilmember Kathie Dunbar, Member – arrived at 3:46 p.m.; left at 5:11 p.m.

### **OTHERS PRESENT**

Patricia Spitzley, City Council Member At-Large

Joseph Abood, Deputy City Attorney

Patricia Baines-Lake, Lansing Housing Commission Director

Tony Baltimore – Lansing Housing Commission Chair

Lt. Ryan Cressman, Lansing Police Department

Brian Hamilton, Puff-n-Stuff

Shirley Purdy

Stephen Purdy

Cinda Eltzreth

Mark Bessak, Got Meds Medical Marijuana Distributor

Kevin McKinney

Robin Schneider, NRRRA

Douglas Mains, NRRRA

Deland Glosson

Ruby Abrego

Edge Russel

Jackie Moss

Spencer Soka

Adrian Joseph

Carolyn Condell

Steve Green

David Womboldt

Richard C. Pritchard

Rex Smith

Kevin Pybus

Patricia Ablace

Terry Harshman

Noel Harshman

Matt Hoffman, Michigan Medical Marijuana Growers Association  
Joanna Creede  
Mike Tobras  
Joshua Covert  
Michelle Covert  
Suzanne Elms-Barclay  
Erin Fox  
Deb Parrish  
Jim Papesch  
Shaun Watson  
Monica Watson  
Michael Sdao  
Jeff Nemeth  
Marry Ann Prince  
Paul Clark  
Kathy Miles  
James Barr  
Nakia Barr  
Laurie Ruiz  
Paul Samways  
Jeffrey Hank, MILEgalize  
Chris Silva, MILEgalize  
Maureen Smith, Ingham Substance Abuse Prevention Coalition  
Courtney Vincent, Administrative Assistant

### **Minutes**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JANUARY 20, 2016 AS PRESENTED. MOTION CARRIED 2-0.

### **Public Comment on Agenda Items**

Councilmember Wood stated that public comment would be taken prior to the discussion of each agenda item.

Councilmember Wood moved the discussion on 3200 S. Washington on the agenda before the discussion on the medical marijuana ordinance.

### **Discussion/Action:**

#### **Update from Board of Police Commission on Citizen Investigator Position**

Councilmember Wood stated that it was her understanding from the Chair of the Board of Police Commission that the City would contract with Mr. Brandley, the Citizen Investigator while the Commission went through the hiring process.

#### **Discussion on 3200 South Washington**

Councilmember Wood opened the floor for public comment.

Ms. Marry Ann Prince, a resident of South Lansing, addressed the Committee to discuss the problems she had heard the building faced such as insect and rodent infestation and crime. She hoped that there was something that could be done to improve conditions.

Mr. Richard Pritchard, a former resident of 3200 S. Washington, addressed the Committee to discuss some of the issues he faced while living there including having his complaints ignored by building management and the Lansing Housing Commission. He stated that no one

seemed to care about the low income residents living in the building or the problems they are having.

There was no other public comment.

Councilmember Hussain stated that he had been following the status of this property since 2012 when he was made aware of the problems during a news report about an attempted robber and attempted murder on the property that resulted in a car crash. The issues raised in that report continued to affect the property in 2013 and 2014. He remarked that he had thought the problems had been taken care of because he had not heard anything after 2014, but had recently been notified by someone of the continuing problems such as drug issues, lack of security, bed bugs, and aggressive crowds. He went to 3200 S. Washington about two weeks ago and was able to gain entry. He walked through the entire property including some of the apartments, and witnessed such problems as security doors being unlocked, litter in the hallways and stairwells, unkempt grounds, parties in the common areas, and insect infestations. He noted that he spoke with Mr. Tony Baltimore, the Chair for the Board of LHC regarding some of the issues he had seen during his visit to the property. He then explained that he had asked for an update on the property because he had been informed that there was supposed to be a collaborative effort between the Lansing Police Department (LPD) and the Lansing Housing Commission (LHC) to address these ongoing issues, and he wanted to know what steps were being taken to mitigate and/or remedy the problems at 3200 S. Washington.

Councilmember Wood introduced Ms. Patricia Baines-Lake, Director of the LHC. She then reviewed that the Old Everett Neighborhood Association had met with the LHC in 2012 with their concerns, and at that time the LPD had provided a Community Police Officer for that area. There had been several raids and evictions on the property since then, and that the Neighborhood Association had submitted an action plan for the LHC to look at and adopt.

Ms. Baines-Lake began by addressing the after-hours parties, stating that they were aware of this issue as well as which floors seemed to be most prevalent. They have had a dialogue with LPD about doing "the walks, the knocks, the talks," and for the LHC to pay for baseline services to have this done on a quarterly or semi-annual basis. They are aware of the complaints regarding aggressive behavior on the property, and they have evicted a number of people associated with that behavior.

She did note that prospective tenants are screened before moving in and that tenants will be evicted if a problem later occurs. She added that it would help if there were more witnesses to the activities and more people willing to talk to the police. She mentioned that there had been a Community Police Officer, which had helped with addressing aggressive behavior issues, and that the greatest need for an officer's presence was during non-business hours. Other methods LHC is using to mitigate problems include meeting with current tenants and having new-tenant orientations. She stressed the importance of a partnership between LHC, LPD, and the residents in order to succeed.

Ms. Baines-Lake noted that there are currently six or seven residents who are responsible for helping to maintain and clean the building during off hours, but that it is difficult to keep up with cleaning when there are residents who do not care about cleanliness. In regards to security, they had previously been allowed to use U.S. Department of Housing and Urban Development (HUD) funds towards afterhours security personnel, but those funds are no longer allowed to be used in that manner. They can be used to pay for hardware, and additional cameras will be purchased using those funds.

Councilmember Dunbar arrived at 3:45 p.m.

Mr. Baltimore emphasized that he always encourages residents to come to the LHC Board meetings with problems they are having, and that they will try to address those issues. He noted that they did not receive enough federal funding to take care of all that needed to be done, and also pointed out that the property is an older building with corresponding maintenance problems. He remarked that he had recently spent two hours talking to the management of 3200 S. Washington, as well as walking the property, and that while he was there he did see trash in the hallways, outside of doors, and in the rooms with trash chutes. He encouraged residents to be mindful of their trash. He then discussed the bedbug problem, stating that they address the problems as residents report them, and that there was no cost to residents to have their homes treated for bedbugs. They try to do as little displacement as possible and also try to educate residents on bedbugs and ways they can decrease the risk of infestation. He mentioned their ongoing relationship with LPD has been great, and that they provided LPD with key cards to the building so they would have immediate access when responding to a complaint inside. He wanted to see the LHC, building management, and residents work together to help resolve the issues in the building.

Councilmember Wood asked for clarification regarding any fees to residents for bedbug services. Ms. Baines-Lake replied that there was no charge to residents for treatment with the exception of a non-compliance fee in situations where the exterminator is repeatedly being rescheduled on a unit at the time of scheduled service because of a tenant's non-compliance with preparing the unit for the treatment.

Councilmember Wood asked whether those found non-compliant were seniors or disabled and if there were any services available to assist them in preparing their apartments should they be unable to do so themselves. Ms. Baines-Lake replied that it was the responsibility of the tenant to prepare the apartment for the exterminator. They can accommodate if a tenant calls the office and requests for additional time before the exterminator arrives, and if the tenant has someone listed on their record that can be called to assist the tenant then the office will call that person for assistance. Otherwise, it is the responsibility of the tenant to make arrangements for assistance. Councilmember Wood suggested that LHC could contact agencies such as the Tri-County Office on Aging to inquire about services to assist those unable to prepare their units on their own.

Councilmember Hussain asked if surrounding units were inspected after a unit was treated for bedbugs. Ms. Baines-Lake replied that depending on the severity of the infestation they would have the units above, below, to the right, and to the left of the treated unit inspected. She gave a handout to the Committee on bedbugs. Different inspection methods were performed including having canines go through units in the entire building annually, visual inspections by management in response to complaints submitted by residents, and visual inspections by their pest control contractor. They also worked to educate residents in an effort to prevent them from bringing bedbugs into the building from an outside source. Units are treated with chemical if it is a mild infestation and with heat if it is a bad infestation. She noted that LHC is in the process of purchasing a heat machine as a way to curb costs, explaining that it was about \$200 per chemical treatment and between \$1,200 and \$1,800 per heat treatment. She added that chemical treatment requires less preparation by the tenant than heat, which necessitates such measures as bagging up all clothes and taking them to a laundromat to be heated in industrial driers to the necessary temperature to kill the bugs.

Councilmember Wood asked if any assistance was offered for the costs of preparative measures such as taking clothes to the laundromat. Ms. Baines-Lake replied that they are providing residents with the plastic bags for their clothes, and that they will provide refunds for the costs of laundering if a resident provides them with receipts. She noted that they are

trying to arrange for the laundromats to bill them for the related costs, up to a set cap, but so far no laundromats have been willing to do that.

Councilmember Wood asked how the common areas were treated to prevent further infestation. Ms. Baines-Lake explained that those areas receive a visual inspection monthly and, regardless of the outcome of the visual inspection, are also treated with chemicals monthly.

Councilmember Dunbar asked if there were laundry services available on site. Ms. Baines-Lake replied that they did have washers and driers on site but the ones at a laundromat were larger. Councilmember Dunbar suggested they consider buying an industrial dryer to assist with the heating of clothing for residents because it might be more cost effective than reimbursing the costs of a laundromat. Ms. Baines-Lake replied that their washers and driers were supplied by a third party, but that they would talk to them about that option.

Councilmember Spitzley asked if the apartment units could be treated on a regular basis such as the common areas were. Ms. Baines-Lake replied that the treatments on the common areas were preventative in nature and that they were following the recommendation for treatments from their pest control contractor.

Councilmember Wood asked Lt. Cressman for an update on the status of any partnership between LPD and the LHC. Lt. Cressman replied that LPD did partner with LHC, and that working with residents and keeping residents safe was something LPD took very seriously. He noted that their resources were limited at this time, and that the community officer position for that area was currently vacant, but the intention was to fill it as soon as they made more hires in the department. He discussed the LPD's efforts to focus on crime "hot spots" using Data-Driven Approaches to Crime and Traffic Safety (DDACTS), mentioning that one such hot spot was MLK Jr. Blvd. and Holmes Rd. He noted that DDACTS zone had been effective in that area and they were looking into possibly moving their DDACTS zone back into that area shortly. He stated that there were 211 calls to the 3200 S. Washington property in 2015, explaining that that was not an extraordinary amount and it did not show up on their crime hot spot mapping during analysis of crime in the City of Lansing. He also mentioned that there are currently issues with drugs being sold on the property and they are working with the appropriate agencies to gather enough evidence for an eviction.

Councilmember Wood mentioned that there had been an action plan created by the Old Everett Neighborhood Association, and that she would email a copy to Lt. Cressman. She asked Lt. Cressman to review the action plan and then return with an update of what has been completed, can be completed, or might not be feasible, as well as with a timeline regarding filling the community officer position for that area. She asked whether letters were being sent to the LHC to keep them apprised of the City's ordinance on drug houses. She added that she would like to follow up with the LHC regarding what agencies they could be partnered with, especially regarding assistance for senior and disabled residents for bedbugs, and that she would like to schedule Ms. Baines-Lake and Mr. Baltimore to return to the Committee for further updates.

Councilmember Hussain commented that one common issue brought to his attention was that residents felt as if they were not being heard. He reiterated the security problems with the building. He also remarked that the best method for dealing with bedbugs was early detection and aggressive treatment, opining that annual inspections were insufficient to fix the problem. He suggested that monthly inspections be performed now and that they could be scaled back to quarterly once the problem was under control. He added that he had seen bedbugs in some apartments during his walkthrough, and that having infestations on the fourth and fifth

floors of the building indicated that the problem was most likely widespread through the entire building. He said that the residents deserve to live in a safe, clean environment.

Councilmember Wood asked Lt. Cressman, that a neighborhood watch program be started in the building once a community officer was assigned.

Mr. Steve Green, a resident on South Washington Ave., addressed the Committee to mention that some of the visitors to 3200 S. Washington have also caused problems in the neighborhood at large. He asked about the City's ordinance regarding drug houses and how it would apply to a large apartment building. Councilmember Wood explained that he was referring to the ordinance on drugs and prostitution and outlined the provisions of the ordinance required for the City Council to move forward regarding a complaint. She also noted that the Old Everett Neighborhood Association was aware that the problem spreads past this property, which was why the action plan had been drafted.

Mr. Baltimore reiterated that residents could come to the LHC and the LHC Board with their concerns, mentioning that he had told Councilmember Hussain that he would be willing to go to the property to meet with residents, and he thanked the Committee for bringing this issue to their attention.

#### **Discussion on Medical Marijuana Ordinance**

Councilmember Wood stated that the Committee would be discussing the current medical marijuana ordinance and whether they were able to begin enforcing the ordinance and issue licenses again. If the City Attorney believed the ordinance was not enforceable, then they would work with the City Attorney's Office to create an ordinance that is enforceable.

Councilmember Wood opened the floor for public comment.

Ms. Deb Parrish addressed the Committee in support of regulating medical marijuana establishments through the ordinance by requiring they be licensed, provide a security plan and floor plan, and go through both background checks and zoning checks.

Mr. Jeffrey Hank, Founder of the Coalition for a Safer Lansing and Executive Director of MIlegalize, addressed the Committee in favor of licensure and regulation for medical marijuana establishments. He suggested that the City treat dispensaries as they would a normal business, not limit the number of licenses, allow them in business districts, and have regulations in place to prevent safety issues. He also suggested including a provision in the ordinance for those who process marijuana products.

Mr. Steve Green, a resident of Lansing and writer of a medical marijuana review column for the Lansing City Pulse called "The Green Report," offered his assistance to the Committee in regards to the ordinance and mentioned that there might be some conflicts with the language of the current ordinance. He spoke in favor of licensing and regulation.

Councilmember Wood reiterated that there is a current ordinance in place and that the City is precluded at this time from issuing licenses.

Ms. Kathy Miles addressed the Committee in support of regulation and licensure for dispensaries. She submitted the transcript of her speech to the Committee.

Ms. Noel Harshman, a resident of South Lansing, addressed the Committee in favor of issuing licenses for medical marijuana dispensaries.

Ms. Suzanne Elms-Barclay, a resident of Lansing, addressed the Committee regarding misuse of medical marijuana, the ease of obtaining a medical marijuana card for use prescribed by a doctor, and a problem with dispensaries adequately checking a patient's information before distributing the marijuana. She supported enforcement of the current ordinance, and submitted information on medical marijuana for the Committee. Councilmember Wood explained that the majority of what Ms. Elms-Barclay had mentioned were issues handled by the State of Michigan, not the City of Lansing.

Mr. Mark Bessak, a resident of South Lansing, addressed the Committee in favor of enforcing the ordinance. He suggested having a provision to cover the testing of medical marijuana for pesticides and for the Committee to consider those people who were waiting for licenses to open their businesses as opposed to only giving licenses to those already in business.

Ms. Michelle Covert addressed the Committee and asked that they not limit the number of licenses allowed for dispensaries out of concern that there would be a lack of variety of medical marijuana strains, limiting resources for those who needed less-common varieties for their ailments. She also supported regulating the testing of marijuana sold at dispensaries.

Mr. Terry Harshman, a resident of South Lansing, addressed the Committee in support of regulation and enforcing the ordinance.

A woman who wished to remain anonymous addressed the Committee as an advocate for the benefits of medical marijuana for those who need it.

Ms. Cinda Eltzreth, a resident of Lansing, addressed the Committee in opposition to medical marijuana lounges because they allowed smoking of marijuana on their premises.

Mr. Chris Silva, Campaign Manager for MIlegalize, addressed the Committee in opposition to setting a cap on the number of licenses that would be issued by the City out of concern that there would be a lack of variety in medical marijuana strains available.

Mr. Matt Hoffman, a resident of Grand Rapids and board member of the Michigan Medical Marijuana Growers Association, addressed the Committee to thank them for having the discussion about medical marijuana dispensaries.

Mr. Jeff Nemeth, a resident of Lansing and owner of ACT Laboratories, addressed the Committee to ask that they consider licenses for those who test medical marijuana and offered his assistance regarding regulations for medical marijuana testing.

Ms. Edge Russell, a resident of Lansing and medical marijuana grower, addressed the Committee to suggest that they not penalize those people who were waiting to open dispensaries until there was regulation and licensure in place, in part to help ensure there is a full variety of strains available to those who need them.

Ms. Robin Schneider, representing the National Patients' Rights Association, addressed the Committee to caution against using zoning as a tool to cut back on the number of dispensaries in the city because they might not be the best options for patient care despite their location. She mentioned that patients would be displaced if the number of dispensaries decreased, and she suggested that they make sure that the facilities that do remain open are licensed and have the ability to provide the best care for the patients.

Mr. Doug Mains, attorney with Dykema Gossett Law Firm and representing the National Patients' Rights Association, addressed the Committee in favor of regulation for medical

marijuana dispensaries. He mentioned some of the problems the City of Detroit had been dealing with concerning their medical marijuana ordinances including complex zoning requirements. He asked the Committee to find a balance between public safety, the rights of patients, and concerns of the neighborhoods.

Councilmember Dunbar left the meeting at 5:11 p.m.

Mr. Paul Samways, Managing Partner and CPA of Cannabis Tax Advisors, addressed the Committee stating the advantages to having dispensaries such as the various taxes that owners, operators, employees, and customers of dispensaries would pay as well as reducing blight by utilizing vacant buildings. He suggested that it was within the city's ability to address the community concerns, professionalize the industry, and provide patients with what they need.

Mr. Erin Fox, a resident of Lansing, addressed the Committee in opposition to limiting the number of dispensaries due to the possibility of creating a non-competitive market, which could increase the cost of medical marijuana to patients. He supported regulation but asked the Committee to consider the effects of their decisions on the costs to patients.

Mr. Brian Hamilton, representing Puff-n-Stuff, addressed the Committee in support of regulations and licensing for medical marijuana testing and dispensaries, and suggested that zoning regulations for dispensaries could mirror those for bars.

Mr. David Womboldt, a resident of Lansing and member of Rejuvenating South Lansing, addressed the Committee to suggest that any regulations put in place for medical marijuana dispensaries should consider the rights of non-users.

Mr. Mike Barron, representing Got Meds, addressed the Committee in support of medical marijuana lounges for those patients who were unable to use their medical marijuana in their homes and in support of regulation for medical marijuana dispensaries.

Mr. Spencer Soka addressed the Committee in support of regulations for medical marijuana dispensaries.

Councilmember Wood closed the public comment and reserved comment to the Committee.

Councilmember Wood stated that the current ordinance and resolution concerning medical marijuana required a fee and limited the number of licenses allowed. She asked Mr. Abood if this was an enforceable ordinance and if they could begin to issue licenses again.

Mr. Abood replied that medical marijuana cultivation centers, provisioning centers, and dispensaries were not legal under the law in the State of Michigan and that the City had issued a moratorium on licenses for medical marijuana dispensaries because there was no legal basis for issuing licenses. He noted that there are municipalities drafting ordinances where they are going to issue licenses and that the state legislature is working on MMMA Dispensary Cultivation Center Tracking Ordinances, but there was no timetable for completion. He also mentioned that the City Attorney's Office has been working to draft an equitable ordinance that will keep with what the state and community needs while being mindful of the medical needs of the patients. He explained that they had concerns about enacting an ordinance only to repeal it should there be a conflict with what the legislature may soon pass. There were provisions of the current ordinance that can be enforced now such as zoning rules and special requirements.

Councilmember Wood asked for clarification as to whether the city could start issuing licenses immediately under the current ordinance. Mr. Abood replied that issuing licenses would not be in compliance with state law, and therefore the immunities granted by state law would neither extend to nor legitimize dispensaries. He added that there was also the risk of the opinion of the Attorney General or the legislature changing after the election in November, which could also pose a risk. He said that they could issue licenses, but the issue was whether they would be meaningful under the law.

Councilmember Wood summarized that the general opinion appeared to be in support of licensing for dispensaries, and the City Council wanted to get to the point where they could do that. She said she was not willing to wait to find out what the state was going to do when there was no guarantee they would act any time soon. Doing nothing is not the answer.

Councilmember Spitzley expressed her support of regulation for medical marijuana dispensaries and asked for the City Attorney's Office to provide the City Council with options and examples from other municipalities to see how they were enacting their ordinances.

Councilmember Hussain addressed a previous comment regarding the use of zoning to reduce the number of dispensaries, clarifying that zoning regulations were a standard part of urban planning. He then reported that the majority of the city residents he had heard from were in support of regulation, and that it seemed those who were against regulations and opposed setting a cap on the number of licenses did not live in Lansing. He stated that they were there to represent the residents of the City of Lansing and that it was not their responsibility to provide others with medical marijuana. He agreed that they could not afford to continue to wait on legislature to address the issue, and said that he supported enforcing the current ordinance. He opined that 48 dispensaries was too many for the city and supported setting the cap at a lower number.

Councilmember Wood asked Mr. Abood if he could return at the next Committee on Public Safety meeting scheduled for February 26<sup>th</sup>, and provide the Committee with suggestions on how to move forward. Mr. Abood replied that he would. Councilmember Wood stated that the next meeting would be held in City Council Chambers to accommodate the large number of attendees.

#### **OTHER**

Councilmember Wood stated that they would readdress 3200 S. Washington in March. She added that an invitation would be extended to the Chief of the Lansing Police Department to attend the meeting on February 26<sup>th</sup> to discuss community police officers.

#### **ADJOURN**

The meeting was adjourned at 5:45 p.m.

Submitted by,

Courtney Vincent, Administrative Assistant

Lansing City Council

Approved: March 11, 2016



**MINUTES**  
**Committee on Public Safety**  
**March 11, 2016 @ 3:30 p.m.**  
**Tenth Floor, City Council Chambers – Lansing City Hall**

**CALL TO ORDER**

The meeting called to order at 3:34 p.m.

**ROLL CALL**

Councilmember Carol Wood, Chair  
Councilmember Adam Hussain, Vice Chair  
Councilmember Kathie Dunbar, Member

**OTHERS PRESENT**

Kristen Simmons, Assistant City Attorney  
Michael Yankowski, City of Lansing Chief of Police  
Courtney Vincent, Administrative Assistant  
Patricia Baines-Lake, Lansing Housing Commission Director  
Alexis Rosado, WLNS 6 News  
Richard C. Pritchard  
Marry Ann Prince  
Kathy Miles  
Jon Miles  
Al Salas  
Deb Parrish  
Sharon Mollitor  
Crystal Williams  
Trina Morrison  
Gerald Morrison  
Michael R. Hays  
Edward Forrest  
Joanne Creede  
Melissa Jeffries  
Cathy A. Morgan  
Cleola Acrey

**Minutes**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 12, 2016 AND FEBRUARY 26, 2016 AS PRESENTED. MOTION CARRIED 3-0.

**Public Comment on Agenda Items**

Councilmember Wood opened the floor for public comment.

Mr. Michael Hays, a resident of 3200 S. Washington, addressed the Committee to express his concern over the safety of the residents at the property and to describe some of the transgressions he has witnessed while living there.

Ms. Cleola Acrey, a resident of 3200 S. Washington, addressed the Committee to express her concerns over the safety and sanitation of the building and to describe some of the problems she has witnessed while living there.

Ms. Sharon Mollitor, a resident of 3200 S. Washington, addressed the Committee to express her concern over the safety of the residents in the building and to describe some of the situation she has witnessed while living there.

Ms. Trina Morrison addressed the Committee on behalf of her daughter, a resident of 3200 S. Washington, to express her concerns over the safety of the residents in the building and the penalties residents faced for breaking their lease.

Mr. Richard Pritchard, a former resident of 3200 S. Washington, addressed the Committee to express his concerns over the conditions of the property and the current building manager.

Ms. Cathy Morgan addressed the Committee on behalf of her granddaughter, a resident of 3200 S. Washington, to express her concern over the conditions in the building and the difficulties she has encountered trying to break her granddaughter's lease.

Mr. Al Salas, a former South Lansing business owner, addressed the Committee in support of the concerns raised by the residents of 3200 S. Washington.

**Discussion/Action:**

**DISCUSSION – Community Police Officers (CPO)**

Councilmember Wood put the discussion with Chief Yankowski regarding the status of the Community Police Officers on hold until a future date and requested that Chief Yankowski attendance for that future meeting.

**DISCUSSION – 3200 South Washington**

Councilmember Wood invited Ms. Patricia Baines-Lake, Director of the Lansing Housing Commission (LHC), to join the Committee and Chief Yankowski at the table to continue the discussion on 3200 S. Washington.

Councilmember Hussain commented on the various news reports on 3200 S. Washington, going back as far as 2012. He recounted his experiences visiting the property in January and early March. He then shared pictures he had taken during his first visit to the property which depicted unsanitary and unsafe conditions inside the building. He expressed his concern over the lack of management, police, or security presence in the building. Councilmember Hussain explained that he filed a police report after his visit because a subject threatens him with violence if he did not leave the building.

He suggested that a meeting of the Committee on Public Safety be held on site to accommodate those residents who were unable to attend the regular Committee meetings. He relayed some of the issues residents had discussed with him including problems with the current manager, problems with trespassers, a lack of safety measures in the building, drugs being present in the building, and residents being threatened for speaking out against such illegal acts.

Councilmember Wood mentioned that the Lansing Police Department (LPD) had previously assigned a Community Police Officer (CPO) to that area with positive results. She asked Chief Yankowski to discuss what the LPD was currently doing to address the problems in the building.

Chief Yankowski stressed the importance of community involvement and cooperation to help maintain safety in the building. He clarified that the former CPO had been assigned to the Washington/Holmes area and not specifically 3200 S. Washington, and that a CPO would be assigned to that area in May once officer training was complete. He noted that LPD had access to the 28 security cameras in the building. He then mentioned that LPD would be having a community meeting in the building next week. He also invited members of the audience to meet with him once this meeting adjourned to further discuss their concerns. He suggested residents of 3200 S. Washington establish a neighborhood watch and mentioned that the LPD was planning on bringing a Data-Driven Approaches to Crime and Traffic Safety (DDACTS) program back to the MLK/Holmes area because of the success they had in crime reduction with the previous program. He also mentioned that they were reaching out to other law enforcement agencies throughout the country that have similar types of facilities to determine best practices to keep these types of problems in check.

Councilmember Dunbar expressed concern with putting the responsibility on the residents for response to the problems in the building. She commented that the fear residents felt, especially concerning retaliation for speaking out, would make doing what Chief Yankowski proposed difficult. Chief Yankowski replied that those committing the illegal activity wanted to make the residents afraid in order to prevent them from speaking out, and he reiterated his invitation for attendees to speak with him after the meeting.

Ms. Acrey addressed the Committee regarding the residents' fear of retaliation for speaking out. She also stated that residents were responsible for the costs of repairs if someone broke into their apartments. Chief Yankowski replied to the comment by describing previous mitigation efforts by the LPD and some methods that would help now. He stressed the importance of the community working with police to sustain a safe environment because officers could not be present at all hours.

Councilmember Dunbar stated that the issue of residents being required to pay a fine to break their lease needed to be addressed.

Councilmember Hussain expressed his concern over the placement and effectiveness of the cameras in the building. He then addressed the concerns expressed by residents regarding the current building manager. He stated that he had contacted the Housing and Urban Development (HUD) Office in Detroit to make them aware of the conditions at 3200 S. Washington.

Ms. Mollitor addressed the Committee to ask why the previous police presence had been removed from the building and to suggest that they be reinstated.

Mr. Hays addressed the Committee to ask where the security cameras were located in the building and who was responsible for watching them. He also suggested that more cameras be placed throughout the building and expressed his concern over the conditions of the building and the safety of the residents.

Chief Yankowski stated that the LPD had to ensure core services were met before allocating resources to special assignments. He also discussed some of the methods currently being

used to address the problems in 3200 S. Washington and reiterated that a CPO would be assigned in May after officer training was completed.

Ms. Kathy Miles, a resident of Lansing, addressed the Committee to suggest the LPD put undercover officers in vacant units in the building.

Ms. Morrison addressed the Committee regarding concerns over the security of the building and suggested using the security cameras footage to identify those responsible.

Councilmember Wood closed public comment and invited Ms. Baines-Lake to speak.

Ms. Baines-Lake addressed the comments made regarding the safety and sanitation conditions of the building. She stated that staff was present in the building five days a week and they cleaned the building each of those days and two residents were paid a stipend to assist in cleaning the building outside staff hours. She stressed the importance of a partnership between the staff and the residents to keep the building clean. She recognized the need for additional security cameras and stated that LPD had access to the footage, which was good for about 30 days. She explained that only a few cameras ran non-stop and the rest contained motion sensors that activated recording, and she stated she would not reveal the locations of the hidden cameras for security reasons.

Councilmember Dunbar asked if cameras would record when residents were being threatened in the hallways or common areas and that footage used to identify those responsible. Ms. Baines-Lake replied that it would record if it occurred in range of a camera. Councilmember Dunbar stated that residents needed to know the locations of all of the cameras because it would discourage negative behavior on the property. She also suggested a camera be placed in the garbage room to identify those leaving their trash on the floor. Ms. Baines-Lake responded that they had staff go through the trash to try to identify who was leaving it and, when evidence was found, those residents were addressed.

Councilmember Dunbar expressed concern that people were able to urinate or defecate in the stairwells without anyone noticing or reporting them. She stated that more cameras in visible places and residents feeling safe walking around the building would discourage such behavior.

Ms. Baines-Lake replied that some of the cameras were visible and reported that they were in the process of obtaining additional cameras through utilization of HUD funding; however, that funding was not allowed to be used for security personnel. She stated that there was an opportunity to request funds from HUD normally allocated for repairs be allowed to be used for additional police services but then there would be no funds for necessary repairs to the building.

Councilmember Wood asked if the LPD had access to live-stream security footage from the cameras in 3200 S. Washington. Chief Yankowski said he would need to check on that.

Councilmember Hussain expressed concern over the lack of follow-through with some of the promised actions by the LHC. He asked for a timeline for the additional security cameras and for a report on what has been done since 2012 to update the screening procedures and eviction policies, which was something the LHC had promised in 2012.

Ms. Baines-Lake stated that the LHC had an annual plan meeting that included a public hearing where suggestions and recommendations on their policies and procedures; the Lansing Housing Commission Annual Plan Meeting and Public Hearing was scheduled for Wednesday, March 23, 2016 at 3:30 p.m. at Mt. Vernon Park. She stated that she could not

provide an account today of what had changed in their policies and procedures since 2012. She described the screening process used by the LHC and stated that a background check was completed by a third party. She then commented on the federal requirements of public housing to accept people recently released from incarceration.

Councilmember Dunbar asked when the current building manager last had a performance review and if the Committee could view that document. Ms. Baines-Lake replied that it was within the last six months and that it was not a public document. Councilmember Dunbar requested that a Freedom of Information Act (FOIA) request be made by the City Attorney's Office to obtain that information. She also expressed concerns over the comments made by residents regarding the current building manager and the accusations of negligence made against her. She then requested that the Committee put together a document outlining tenant rights and what conditions tenants were and were not expected to live with. She asked when the last time HUD had visited the property. Ms. Baines-Lake replied it had been less than six months ago.

Councilmember Wood stated that the Committee would plan to have a meeting on site at 3200 S. Washington to continue the discussion, and that they would invite representatives from HUD to be present at the meeting.

Mr. Gerald Morrison addressed the Committee regarding the need to address the problems existing in the building.

Ms. Gina Salas addressed the Committee in support of the residents of 3200 S. Washington.

Councilmember Wood reviewed that Chief Yankowski had reported that the LPD was working to address the issues on South Washington, were asking patrols to stop at the building when they had the opportunity during regular patrols, were utilizing problem-solving resources and overtime as well as other measures that could not be presently discussed, were actively investigating the homicide that occurred on the property, and had a goal of putting a CPO in by May. She added that Chief Yankowski had also agreed to meet with residents of 3200 S. Washington after the meeting adjourned.

Chief Yankowski added that they were logging the patrol hours to have a quantitative value to share with the Committee.

Councilmember Wood reviewed that Ms. Baines-Lake had informed the Committee of the upcoming LHC Annual Plan Meeting and Public Hearing and encouraged residents of 3200 S. Washington to attend the meeting. She stated that the Committee was asking the City Attorney to submit a FOIA request to the LHC to obtain copies of the personnel file and last two performance reviews for the current building manager. She stated that the Committee would look into having a meeting on site at 3200 S. Washington within the next two weeks, they would invite representatives from the HUD office in Detroit to attend, and that they would post flyers around the 3200 S. Washington to inform residents of the date and time.

## **OTHER**

### **ADJOURN**

The meeting was adjourned at 5:22 p.m.

Submitted by,

Courtney Vincent, Administrative Assistant

Lansing City Council

Approved: March 31, 2016



























419 Cherry Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

March 23, 2016

Lansing City Council  
Public Safety Committee  
Ms. Carol Wood, Chair  
Mr. Adam Hussain, Vice Chair  
Ms. Kathie Dunbar, Member

Re: Two Public Safety Meetings, Face Book postings & Correspondence to LHC Staff

Dear Members:

I am compelled to write this letter to address concerns regarding the working relationship between the Lansing Housing Commission (“LHC”) and the Public Safety Committee of the Lansing City Council. The interfaces to date between LHC and the Safety Committee have been less than collegial. Specifically,

1. The Director of the Commission was not contacted by the Safety Committee regarding their observations of the lock on the front door of South Washington Apartments before the public committee meeting and Facebook postings. An e-mail or a telephone call would have garnered a response from LHC. LHC takes pride in maintaining our properties. Councilmember Woods (who has contacted me regarding citizen inquiries in the past) and can attest to LHC’s responsiveness.
2. Whereas, complainants, at the committee meeting, asserted LHC does not respond quickly enough to address bedbugs issues in South Washington, at least one of your committee members asked if LHC could delay a bedbug treatment even though delays allow more time for breeding.
3. Although speakers who attended the Safety Committee Meeting alleged there is a bedbug infestation at South Washington at least one of the main spokespersons who complained about the conditions of South Washington was in the process of an eviction because of non-compliance with LHC’s bedbug treatment requirements (unready for bedbug treatments) and has since moved. Yes, Ms. McLeod was assertive in her request(s) to gain compliance.
4. Audience participants complained about “people wandering the hallways” yet, the same individual objected to Ms. McLeod asking them to comply with the policy which requires residents to escort their guests when traversing the hallways. In fact, Ms. McLeod did not receive a request, from the resident, for a

reasonable accommodation during her disabling condition. However on at least one occasion Ms. McLeod escorted the family member to the resident's unit. Ms. McLeod must require that all guests comply with the tenant escort policy, unless she is addressing a known reasonable accommodation; otherwise LHC risks a discrimination charge.

5. A resident is currently corresponding with a council member regarding an eviction for non-payment. The complainant will have a day in court. This is strictly a landlord tenant matter, over which the council has no jurisdiction. The matter should have been acknowledged as such and referred back to LHC.
6. It is appalling that the City Council would send e-mails to the maintenance employees of LHC "inviting them to a Safety Committee meeting as shown below:

Good Afternoon

The City of Lansing City Council has an Ad Hoc Committee on Rental and Land Contract Housing Conditions.

The Committee Chairperson (Council Member Kathie Dunbar) would like to invite you to our next meeting on Thursday, March 24, 2016 at 8:30 a.m. to present to them what your policy and experience is with facility operations and maintenance on multi -unit rentals.

I was not sure specifically who the best person would be to address this, so I have included every contact off your website in "maintenance".

Thanks for your consideration and I look forward to your RSVP.

Have a great weekend.

Sherrie Boak  
City of Lansing  
City Council Office Manager  
517-483-7683  
[www.lansingmi.gov/City\\_Council](http://www.lansingmi.gov/City_Council)

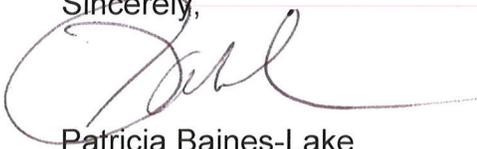
Any correspondence to LHC staff in their official capacity is inappropriate. Did/Have you/would you send a letter of this nature to maintenance staff of a property managed/owned by F & S Development? The authority of the "Governing Body is set-forth in PA, 133 -State of Michigan Housing and Facilities Act, City of Lansing Administrative Code Chapter 260 and reference, I have attached a document from HUD that provides clarity on the issue of how LHC and City Council intertwines.

7. City Council Members are not “entitled” to disregard LHC’s policies, i.e. posting notices on doors or soliciting. Admitting oneself to a property to conduct such an activity is considered trespassing. Taping notices on doors cost LHC money for removal and is considered destruction of property.
8. Real problem solving starts with good communication and mutual respect not Facebook postings that jeopardize lives. Posting the statement: you could lightly tug the door and enter South Washington Park has increased security concerns and was seen as an open invitation for anyone and everyone to attempt to snatch the entry door to South Washington open. Thanks to this portrayal LHC has replaced the locking mechanism more than one time and the “new” handle has been mutilated.
9. The semi-public assault on Janel McLeod’s character, by the Public Safety Committee members was uncalled for. She is a hard working public servant who does her job! Yet, because of your public comments residents and others have decided she can be disrespected and they are acting accordingly. Yes, she will and does remain employed.
10. Many, if not all of the complaints heard by the Safety Committee are from residents and resident’s family members who have received warning letters for lease non-compliance, eviction warnings and eviction notices or were evicted. Residents who have no complaints do not attend “complaint sessions.”

LHC acknowledges South Washington is our most challenging property to manage. Building design, building configuration, age of the structure and resident composition add to the complexity. However, it is not the horrible place to live which has been portrayed.

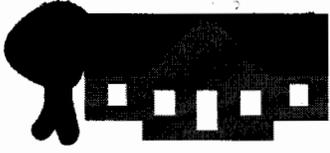
LHC staff works hard every day and is committed to maintaining all of LHC’s properties and working with the residents and LPD to provide a safe living environment. The lack of communication from the Public Safety Committee and/or individual Committee Members with LHC has created more problems than it has solved. Hopefully, this can be a turning point.

Sincerely,



Patricia Baines-Lake  
Executive Director





# OENA OLD EVERETT NEIGHBORHOOD ASSOCIATION

620 W. BERRY AVE. • LANSING • MICHIGAN • 48910 • WWW.OLDEVERETT.ORG

September 17, 2012

Chairman Tony Baltimore  
Lansing Housing Commission  
Board of Commissioners  
310 Seymour  
Lansing, MI 48933

Dear Chairman Tony Baltimore:

After hearing numerous complaints from our fellow neighbors, the Old Everett Neighborhood Association (OENA) has created a problem-solving committee to investigate allegations of crime and misconduct at South Washington Park Apartments, 3200 S. Washington Ave.

The committee and I would like to address our concerns to the Lansing Housing Commission (LHC) Board of Commissioners at their meeting on September 26, 2012. Although several steps have been taken by the Lansing Police Department and LHC administration to clean up South Washington Park Apartments, we feel further actions are needed to ensure the safety and well-being of both the residents in the apartment building and neighbors in the Old Everett Neighborhood.

I've enclosed an action item the OENA has sent to the office of Lansing Mayor Virg Bernero and the Lansing City Council. This document, tenant input, and other findings will be used in the problem-solving process.

Thank you for taking my request into consideration. If you have any questions, please don't hesitate to contact me via phone at (810) 444-0696 or email at [ron.leix@oldeverett.org](mailto:ron.leix@oldeverett.org).

Best regards,

Ron Leix  
President  
Old Everett Neighborhood Association

rl

(Enclosure)

CC: Mayor Virg Bernero  
President Brian Jeffries, Lansing City Council



## Action Item: South Washington Park Apartments

Date: July 19, 2012

The Old Everett Neighborhood Association (OENA) and adjacent neighbors have observed a surge in crime at South Washington Park Apartments, 3200 S. Washington Ave.

In light of a recent crime event on June 25, 2012, the neighborhood would like to see results in creating a thriving long-term, crime-free environment at South Washington Park Apartments. Although several problem-solving operations have taken place at this apartment complex by the Lansing Police Department, the Old Everett Neighborhood Association (OENA) is requesting more actions to be taken. We, as neighbors, feel the Lansing Housing Commission and administration must make swift changes in the management of this building.

Since Jan. 1, 2012, there have been close to 40 reported crimes in the 3200 block of South Washington Avenue, including robberies, criminal sexual conduct, weapons-related offenses and drugs.

### Proposed Action Items to Roadmap

We are requesting the following take place:

- A.) A Collaboration Committee shall be created to monitor the progress of making South Washington Park Apartments a thriving long-term, crime-free environment.
  - a. The Collaboration Committee shall consist of the following:
    - i. A member of the Lansing Housing Commission.
    - ii. A resident of the South Washington Park Apartments.
    - iii. A resident from the adjacent neighborhood.
    - iv. A member of a senior citizens-oriented group that represents the city of Lansing.
    - v. A representative of Community Mental Health.
    - vi. A representative of the Lansing Police Department.
    - vii. A representative of the Mayor's office.
  - b. If a need is merited, additional individuals shall be added to the committee with a majority vote of committee members.
- B.) The Collaboration Committee shall evaluate all problems with South Washington Park Apartments and develop a long-term plan for a crime-free apartment building.

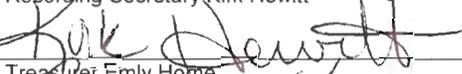
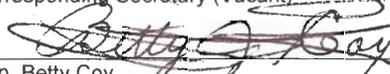
(OVER)

- a. The plan shall have benchmarks and timetables.
- b. Adjacent neighborhood organizations and associations shall be updated at least bi-monthly on the progress of the long-term plan.
- c. The long-term plan shall be crafted no longer than 60 days after the creation of the committee.

If a Collaboration Committee cannot be created, the following shall be requested for South Washington Park Apartments:

- A.) Re-establish the building to a senior citizens-only facility. The current mixture of resident lifestyles in the complex is unacceptable.
- C.) Hire competent security at the apartments for 24 hours a day, seven days a week.
- D.) Install a security system to ensure only residents are able to access the building.
- E.) Set a 11 p.m. curfew in the building.
- F.) Require all visitors sign in and out when entering and leaving the building. If a resident is caught having an undocumented visitor on more than one occasion, it would result in termination of a lease.
- G.) Work with Community Mental Health to ensure those who are mentally challenged are receiving proper care.
- H.) Make the complex drug and alcohol free. If either drugs or alcohol are found in a unit at the building, it would be terms for termination of lease.
- I.) Create a public Lansing Police Department presence at South Washington Office Complex, 2500 S. Washington Ave.
- J.) Have a zero-tolerance approach. No excuses.

**Old Everett Neighborhood Association (OENA) Signatures**

President Ron Leix 	Vice President Linda Rung 
Recording Secretary Kirk Hewitt 	Corresponding Secretary (Vacant) <del></del>
Treasurer Emly Home 	Rep. Betty Coy 
Rep. Vic Shaw 	Rep. Nathan Wood 