

From: Zachary MacGraw >

Sent: Sunday, June 01, 2025 5:25 PM

To: Jordan, Eric <ejordan@grand-rapids.mi.us>; Comptroller <comptroller@grand-rapids.mi.us>; Mayor <mayor@grand-rapids.mi.us>; Belchak, AliciaMarie <abelchak@grand-rapids.mi.us>; Robbins, Drew <drobbins@grand-rapids.mi.us>; Ysasi, Milinda <mysasi@grand-rapids.mi.us>; Knight, Lisa <lknight@grand-rapids.mi.us>; Kilgore, Marshall <mkilgore@grand-rapids.mi.us>; Perdue, Kelsey <kperdue@grand-rapids.mi.us>; City Manager <manager@grand-rapids.mi.us>; City Clerk <cityclerk@grand-rapids.mi.us>; Bohatch, Connie <cbohatch@grand-rapids.mi.us>

Cc: News@fox17online.com; staff@grtimes.com; news@wzzm13.com; news@woodtv.com; news@mlive.com; news@grandrapidsreporter.com

Subject: Re: 3 Years of City Inaction Lake Eastbrook area

Dear all that are tag

I'm going to keep this simple last night someone was shot at an illegal car meet in our neighborhood.... A place that's known to have illegal car meets every week, but nothing has been done to stop it and now somebody was shot because of that... Your failure to do anything resulted in somebody being hurt

Our neighborhood and our streets are still covered in trash. Code compliance shouldn't be having to give out multiple violations repeatedly for trash to the same properties, Something needs to be done other than nothing.

Hopefully, this is the wake up call for change that is needed

On Tue, Apr 22, 2025 at 11:12 AM Zachary MacGraw wrote:
Dear Commissioners,

3 years ago on April 22nd I began reporting the ongoing violations at 3445 Lake Eastbrook Blvd SE—and after all that time, the City of Grand Rapids still refuses to do anything meaningful to address it.

What's worse? Not a single commissioner has responded to my last email. The only people who've bothered to reach out are members of the local media, and several outlets are now closely watching how this situation unfolds.

3445 Lake Eastbrook has become a symbol of what happens when enforcement breaks down—and when a city turns a blind eye to blatant, repeated violations. Despite constant complaints from residents, and now documentation from your own city

inspectors during their biweekly visits, this property continues to operate in defiance of city code.

Over the last four years, citizens have stepped up to fight for real improvements in this area. And in that time, other City departments have begun to take action:

- GRPD recently broke up a car meet involving over 300 vehicles at CenterPoint Mall—something residents have raised concerns about for years.
- Mobile GR finally enforced the issue of semi-trucks illegally parking at the city park.
- Parks & Recreation stepped in to clean the park and removed a fence that had been torn down and covered in graffiti for years.

The only department that continues to resist progress is Code Compliance.

Let's recap just a few key facts:

- 3445 Lake Eastbrook was so neglected, the City was forced to use taxpayer money to send out a vendor to clean it up.
- That vendor was denied access by the property's staff.
- No fine. No penalty. No accountability.

The root of this continued neglect? According to Jim Jordan, head of Code Compliance, the property is “grandfathered in” and doesn't need to meet modern enclosure standards for dumpsters. But the City's own policy says that if a pattern of neglect exists, those exemptions can be overridden.

That pattern is obvious. It's been obvious. And it's documented.

In fact, even the City's own records include photos taken by inspectors clearly showing trash and debris scattered around the property—undeniable proof that the violations have existed and persisted despite supposed compliance efforts.

It's also important to note that this issue was serious enough that an investigation into Jim Jordan's conduct and relationship with this property was already initiated, following a claim by a 3445 employee that they had “clemency” from enforcement because of their connection to him. That alone shows how deep the concern around this situation runs—and yet, even with that investigation, the problems haven't stopped. If anything, they've only become more blatant.

And let's be clear—this isn't the only property in Grand Rapids facing these issues. We've heard from other residents dealing with the same lack of enforcement, the same excuses, and the same protection of negligent property owners. This is no longer about one building—it's about a systemic failure in how Code Compliance operates.

So again, we ask:

- Why has Code Compliance allowed this to continue for years?

- Why does this property get special treatment when residents are held to a completely different standard?
- And who is going to be held accountable for failing this community?

I am calling for an independent investigation into Code Compliance as a department—and demanding that findings from previous inquiries be made public. We want answers:

1. Why was enforcement repeatedly delayed or denied?
2. What influence, if any, has protected this property from consequences?
3. What steps will be taken to correct the systemic failure in Code Compliance leadership?

This has gone on long enough. The public deserves answers. The public deserves enforcement. And at this point, someone needs to be held accountable for the years of neglect and inaction.

The media is watching. The community is watching.
Do your jobs—or explain to the people why you didn't.

Sincerely,
Zach

On Mon, Apr 7, 2025 at 6:49 PM Zachary MacGraw wrote:
Dear Commissioners,

Today marks four years since I began raising concerns about the persistent nuisance conditions in the Lake Eastbrook area, and yet, the problems remain unresolved. The property at 3445 Lake Eastbrook Blvd SE continues to be a chronic source of trash and debris, with violations still being cited as recently as March 31, 2025. This is not a one-off incident—it's a pattern of neglect that the City has allowed to persist.

3445 is just one example. The entire Lake Eastbrook corridor suffers from recurring violations that degrade the area's appearance, environmental health, and public use. Despite regular inspections and enforcement cases, there has been no meaningful or lasting improvement.

For four years, I've worked in good faith—providing detailed reports, maps, and even direct assistance to City staff—but the approach has remained largely reactive. Temporary compliance followed by recurring violations is not enforcement. It's enabling.

The residents, businesses, and visitors to this area deserve better than the status quo. The City's failure to hold property owners accountable has created a cycle of deterioration that is now being normalized.

I'm copying local media on this message because this lack of progress is no longer just a code enforcement issue—it's a public accountability issue.

Sincerely,
Zach macgraw

On Mon, Apr 7, 2025 at 6:10 PM Bohatch, Connie <cbohatch@grand-rapids.mi.us> wrote:

Good evening, Zach.

It has been a while since we last spoke. I am sorry you are dissatisfied with code compliance efforts in the Lake Eastbrook area. Here is a snapshot of activities/enforcement in that area over the last year.

- March 2024 – Six enforcement cases were opened for six addresses or parcels. All six cases were closed in early April after being inspected and found in compliance.
- July 2024 – We spoke over the phone. I followed up on the issues you identified needing code compliance action. We discussed my intention to take a proactive approach to the area, but I would need some time for that to occur.
- August 2024 – Nuisance violation cases were opened for the following:
 - [3538 Lake Eastbrook Blvd, SE](#) for trash, litter, debris, and discarded brush. The property was inspected and cited on August 21, 2024, and a work order for clean-up was issued that same day.

The City contractor attempted clean-up on August 29 but was denied access by the property's maintenance supervisor. It was re-inspected on September 3, 2024, and found in compliance.

- 2500 East Beltline for scattered trash around a retention pond. The property manager responded by cleaning it up. Re-inspection found it in compliance.
- September 2024: We spoke in mid-September about issues that were resolved, in process, and new. We used the map you provided to assist in locating areas of concern. Some significant issues resolved include:
 - 2500 East Beltline had a damaged guardrail that needed repair. The Code Compliance Officer maintained communication with the property manager while they secured bids and hired a contractor. The rail was repaired, and the case was closed to compliance.
 - The Public Works Department removed a shopping cart from the pond at [3501 Lake Eastbrook](#). (The cart you identified as a problem for some time but was not found until you showed me on a map. – Thank you!)
 - A large amount of trash and debris was removed from an area that drains to the pond.
 - A person was found camping in the area with significant trash accumulated. The area was vacated and cleaned. As we discussed, the City has an outreach team that intervenes with unhoused persons before vacating and cleaning up an area. Connections to community resources are provided, including shelter, housing, and mental health and substance use assistance programs.

- A business had trash accumulating in the parking lot. Code Compliance staff visited the business and discussed ordinance requirements and keeping things picked up. In our phone conversation, you indicated improvement was noted afterward.
- October 2024 – Present: A Code Compliance Officer surveyed the area every two weeks. If issues were found, cases were initiated and followed up for compliance.

As was initiated last year, I continue to have a Code Compliance Officer survey the area around the Lake Eastbrook Mall/business/pond (based on your map) every two weeks. Enforcement cases are started for Nuisance Code violations. Most recently, cases were initiated for the following addresses on March 31, 2025:

- [3445 Lake Eastbrook Blvd, SE](#)
- [3501 Lake Eastbrook Blvd, SE](#)
- [3525 East Mall Dr, SE](#)
- [2500 East Beltline, SE](#)

Follow-up inspections for these cases are scheduled for this week. If not addressed, we will proceed with the next step in enforcement. Please note that the inspector will look for new issues when he goes out this week.

I hope this information is helpful.

Sincerely,
Connie

Connie M. Bohatch
Senior Managing Director of Community Services
City of Grand Rapids, MI 49503
(616) 456-3988



From: Zachary MacGraw
Sent: Monday, April 07, 2025 11:41 AM
To: Bohatch, Connie <cbohatch@grand-rapids.mi.us>; Mayor <mayor@grand-rapids.mi.us>

rapidsonline@grand-rapids.mi.us; Mayor <mayor@grand-rapids.mi.us>

Subject: Trash all over lake eastbrook

I would say good evening or good afternoon, but this it ain't You told me in September that a inspector would check every two weeks for the lake Eastbrook area for trash debris or anything in violation code of code....

Today I'm emailing you because nothing has been done in this area. I need verification proof that you guys sent out an inspector every 2 weeks because no trash has been cleaned up ever. The area is filthy still it's never gotten better. I have documentation proof from an outside source from before September after you guys said you did everything. I really wish our area could be clean The city of Grand Rapids has showed in the last four years. It is incapable of making sure that part of its area is clean up by people who refuse to do it. This is asinine and so fucking dumb that I have to fucking It's taken away available time I I could be using to help people in the community and instead I have to email Call city officials to do their job

I still believe this is 100% retaliation by Mr.Jordan And me holding him accountable for failure to recognize that his people failed the first time on their work order when I was right and he was wrong and I had to get the mayor involved....

Other than some was the homeless person being displaced

This all could have been avoided if code compliancene Did the good job on the first time and I didn't need to send in 32 other request is either incompetence on your guises port or retaliation

....

My phone number is [REDACTED] and would love to hear why nothing has happened

On Tue, Sep 24, 2024 at 5:56 AM Bohatch, Connie <cbohatch@grand-rapids.mi.us> wrote:

Put on my calendar and will call at 2 pm.

Sent from my iPhone

On Sep 24, 2024, at 1:09 AM, Zachary MacGraw wrote:

[Stop. Think. Read. This is an external email. Please use caution when clicking on the links and opening attachments in unsolicited email.]

No worries 2:00 clock works for me

On Mon, Sep 23, 2024 at 6:45 PM Bohatch, Connie <cbohatch@grand-rapids.mi.us> wrote:

Zach,

Sorry, the day got away from me!

Will you be around tomorrow (9/24) between 1:30 and 3:00 p.m.? If yes, let me know the best time to reach you. I will call then.

Connie M. Bohatch
Senior Managing Director of Community Services
City of Grand Rapids, MI 49503
(616) 456-3988

From: Bohatch, Connie <cbohatch@grand-rapids.mi.us>

Sent: Thursday, September 19, 2024 1:41 PM

To: Zachary MacGraw

Subject: Re: Three years of trash in our neighborhood

Great. I will reach out on Monday.

Yes, the officer that will respond does have training. We will work to connect them with housing resources and services.

The inspector observed the broken guardrail. An enforcement case has been initiated. A notice of compliant with a 21-day notice to correct will be issued to the property owner. It will be reinspected after the due date for compliance.

A day early but...have a great weekend!

Connie M. Bohatch
Senior Managing Director of Community Services
City of Grand Rapids, MI 49503
(616) 456-3988

From: Zachary MacGraw
Sent: Thursday, September 19, 2024 11:48 AM
To: Bohatch, Connie <cbohatch@grand-rapids.mi.us>
Subject: Re: Three years of trash in our neighborhood

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Afternoon,

Anytime Monday afternoon works best for me and that way we can see what happens with the guard rail and campsite issues

Also i have heard the person at the campsite moves a lot and might also suffer from sort of mental health issues so if an officer with MNFA training is available I would recommend that but I know that's not a guaranteed

Thanks Zach

On Thu, Sep 19, 2024 at 9:49 AM Bohatch, Connie <cbohatch@grand-rapids.mi.us> wrote:
Hello Zach.

My apologies that you are dissatisfied with my lack of follow up with you. I wanted to get things in place, get some of the issues resolved, and then check in with you. As we discussed, some of the orders take time because we must notice the property owners and give them time to remedy. If they fail to do so, then we hire a contractor to resolve them and that requires scheduling, etc.

In addition to contractor clean up of the area that had significant trash, I have a code compliance inspector that is visiting the area every two weeks to keep up on issues. On Monday, he found someone camping in the area along with significant trash and debris. A police officer will be giving notice today for the person to vacate the area and clean up will be scheduled.

I have informed the inspector about the guard rail and he is scheduled to go out again today.

As we discussed previously, your complaint about Mr. Jordan is taken seriously and would be investigated but I would not be able to discuss outcome of a personnel matter.

I can call you today if you are available. I will try you around 1:30 p.m. If we do not connect, I will try again around 3:30 p.m. If those times fail, I will try Monday afternoon as I am out the office for work tomorrow.

Have a great day!

Connie M. Bohatch
Senior Managing Director of Community Services
City of Grand Rapids, MI 49503
(616) 456-3988

<Outlook-Logo>

From: Zachary MacGraw
Sent: Tuesday, September 17, 2024 6:55 PM
To: Bohatch, Connie <cbohatch@grand-rapids.mi.us>; Jordan, Eric <ejordan@grand-rapids.mi.us>
Subject: Three years of trash in our neighborhood

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It's been 3 years of this issue

Just checking up because I haven't heard anything or have seen anything done in this area in regards to trash being picked up since our phone call on July 23rd

Since our last call, I've submitted five request to code compliance for a broken guard rail next to the bowling alley. The guard rail is broken for at least 20 feet and leaning 3 feet over the edge not single one Was made. Why is this an issue With cold compliance, not opening cases for this area because this repeat issue ever since I've called Eric or Jordan out

Again, I have not heard back about making a complaint
Against Eric Jordan and it city employee involved involved in the case

Record N-YRD-2023-04579:

I was told multiple times by them it was cleaned up and I was blind but the photos they took clearly show other wise

On Tue, Jul 23, 2024 at 2:37 PM Zachary MacGraw wrote:

good afternoon

attached is the info form our phone conversation

this was the case that closed with the shopping cart still in the pictures along with all the trash taken by a city employee

for the map

red is the location of main issue that hasn't been fixed

yellow is where the trash will pile up

purple is the area that haven't been touched or cleaned

orange is where the cart was located it's hard to see because it's pretty sunken in the water bed

On Fri, Jul 12, 2024 at 4:17 PM Zachary MacGraw wrote:
good evening,

I left a message with your assistance today in regards to make complaints against the following city employees

Eric Jordan
corey slagger
Bernard II Schaefer

and i would also like to make a complaint against Tyler Kent who was the first person to fail my community over a year ago

Having a private company tell me they can do what they want because they know someone in code compliance is by all definition a conflict of interest, and because of this gross negligence of someone in a public servant role this area of grand rapids is dumpster fire of loose trash everywhere

it shouldn't take a year and half and counting to get area cleaned up of trash especially with over a dozen request made

i look forward to our phone call on july 23rd, hopefully something productive will happen for once

Sincerely,

Zac
Head of the "Village"