



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

September 12, 2023

Kehinde Ogundipe
Eden Prairie Residential Care, LLC
G 15 B
405 W Greenlawn
Lansing, MI 48910

RE: License #: AS330410067
Investigation #: 2023A0783027
Bell Oaks I At Coleman

Dear Mr. Ogundipe:

Attached is the Special Investigation Report for the above referenced facility. Due to the physical plant violations identified in the report, a six-month provisional license is recommended and a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- Indicate how continuing compliance will be maintained once compliance is achieved.
- Be signed and dated.

If you do not contest the issuance of a provisional license, you must indicate so in writing; this may be included in your corrective action plan or in a separate document. If you contest the issuance of a provisional license, you must notify this office in writing and an administrative hearing will be scheduled. Even if you contest the issuance of a provisional license, you must still submit an acceptable corrective action plan.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Herrguth".

Leslie Herrguth, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 256-2181

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
SPECIAL INVESTIGATION REPORT**

I. IDENTIFYING INFORMATION

License #:	AS330410067
Investigation #:	2023A0783027
Complaint Receipt Date:	08/23/2023
Investigation Initiation Date:	08/23/2023
Report Due Date:	10/22/2023
Licensee Name:	Eden Prairie Residential Care, LLC
Licensee Address:	G 15 B 405 W Greenlawn Lansing, MI 48910
Licensee Telephone #:	(214) 250-6576
Administrator:	Kehinde Ogundipe
Licensee Designee:	Kehinde Ogundipe
Name of Facility:	Bell Oaks I At Coleman
Facility Address:	1711 Coleman Ave Lansing, MI 48910
Facility Telephone #:	(214) 250-6576
Original Issuance Date:	02/02/2023
License Status:	REGULAR
Effective Date:	07/18/2023
Expiration Date:	07/17/2025
Capacity:	4
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL

II. ALLEGATION(S)

	Violation Established?
The facility is red tagged and all the residents will be forced to vacate on August 25, 2023.	Yes

III. METHODOLOGY

08/23/2023	Special Investigation Intake - 2023A0783027
08/23/2023	Special Investigation Initiated – Telephone call with representative from City of Lansing
08/24/2023	Contact - Document Received - Email from city of Lansing Code Enforcement Officer Amy Castillo
08/28/2023	Inspection Completed On-site
08/28/2023	Contact - Face to Face interviews with direct care staff members Tiffany Johnson, Misty Greenman, and Bertha Cager
08/28/2023	Contact - Telephone call made to Ken Ogundipe
08/28/2023	Contact - Telephone call made to licensed builder Neil Wright
09/12/2023	Contact - Telephone call made to city of Lansing Code Enforcement Officer Jacob Odom
09/12/2023	Contact - Telephone call made to Ken Ogundipe
09/12/2023	Contact - Document Received - Written report from city of Lansing
09/12/2023	Exit Conference with Ken Ogundipe

ALLEGATION:

The facility is red tagged and all the residents will be forced to vacate on August 25, 2023.

INVESTIGATION:

On August 23, 2023 I received a telephone call from a Complainant who stated the city of Lansing had the property red tagged and all the residents would be forced to vacate the facility by August 25, 2023. Complainant said the information was relayed by another person.

On August 23, 2023 I contacted the Code Enforcement Unit at the city of Lansing and the representative that answered the call confirmed that the property located at 1711 in Lansing MI was red tagged meaning there should be no occupants in the home and it had been red tagged since 2018 for fire damage. The representative said Code Enforcement Officer Amy Castillo was the proper contact to inquire further about the property.

On August 24, 2023 I emailed Code Enforcement Officer Amy Castillo who responded, "Mr. Ogundipe has been sent a Failure to register letter for 1711 Coleman Ave. He still did not register therefore he was sent a Failure to Comply Letter. The compliance due date for this letter is 09/02/23. The proper permits have not all been applied for yet. This property is RED Tagged and should NOT be occupied by anyone."

On August 28, 2023 I conducted an unannounced onsite inspection at the facility and did not note any fire damage. I spoke to direct care staff members Tiffany Johnson, Misty Greenman and Bertha Cager who all said the licensee remodeled the home after he purchased it and before residents were placed. All three denied that there is any fire damage at the facility.

On August 28, 2023 I spoke to licensee designee Ken Ogundipe and informed him that the facility is red tagged by the city of Lansing which means there are not to be any occupants and the residents could get displaced. I asked him to complete the required documentation to remove the red tag by September 1, 2023.

On August 28, 2023 I spoke to licensed builder Neil Wright who is employed by the licensee. Mr. Wright stated the proper permits had been applied for.

On September 12, 2023 I spoke to Code Enforcement Officer Jacob Odom as Code Enforcement Officer Amy Castillo was on extended leave. Mr. Odom informed me that the facility located at 1711 Coleman Avenue in Lansing was red tagged since November 2018 and as of September 12, 2023, no permits were issued or approved, no inspection was completed nor scheduled, no progress had been made and the property remained red tagged. Mr. Odom stated the property should not be

occupied and the residents could be displaced at any time by the police department if they are dispatched and note that the property is red tagged.

On September 12, 2023 I spoke to licensee designee Ken Ogundipe who stated when he purchased the facility the previous owner did not disclose that there had been a fire in the home. Mr. Ogundipe said any damage that was caused by the fire has already been repaired by licensed builder Neil Wright who is currently working with city of Lansing Code Enforcement Officer Scott Weber to correct the red tag status. Mr. Ogundipe said he is doing his best to expedite this process.

On September 12, 2023 I received a written report from the city of Lansing Economic Development & Planning Code Enforcement Office dated November 6, 2018 that stated, "Due to the fire damage and condition of the property, a partial inspection was conducted. A complete inspection of the property must be conducted and all violations must corrected before this property can be reoccupied. Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office."

APPLICABLE RULE	
R 400.14403	Maintenance of premises.
	(1) A home shall be constructed, arranged, and maintained to provide adequately for the health, safety, and well-being of occupants.
ANALYSIS:	Based on information from Ms. Castillo and Mr. Odom and written documentation from the city of Lansing Economic Development & Planning Code Enforcement Office I determined that the facility has been red tagged since before the licensee designee purchased the property. While it appears licensee designee Ken Ogundipe remodeled the home and fixed the fire damage he failed to apply for the proper permits and file the correct documents with the city of Lansing thus the property remains red tagged at this time.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Contingent upon receipt of an acceptable corrective action plan and due to the severity of the physical plant violations, I recommend issuance of a six-month provisional license.

Leslie Herrguth

09/12/2023

Leslie Herrguth
Licensing Consultant

Date

Approved By:

Dawn Timm

09/12/2023

Dawn N. Timm
Area Manager

Date