

AGENDA

Committee on Development and Planning May 18, 2026 at 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Garza, Chairperson
Council Member Nevarez Martinez, Vice Chairperson
Council Member Carter, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. April 20, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Old Town Social District Boundary and Commons Area Extension; Parking Lot 56 and Brenke Fish Ladder Music Park
 - C. RESOLUTION - Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development & Planning
Monday, April 20, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Garza, Chair - excused
Council Member Nevarez Martinez, Vice-Chair
Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Greg Venker, OCA
Brandon List
Sue Stachowiak, EDP
Kris Klein, LEDC
Lior Ron
Fred McLaughlin
Councilmember Spadafore

MINUTES

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE MINUTES FROM MARCH 16, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Appointment; Brandon List as a member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2026

Mr. List stated he is the campus planner at MSU for the last 2 years. He has experience with capital development, urban planning & design, and there was interest and an opening and wanted to serve. Councilmember Carter spoke on his passion for the Corridor, and asked the city attorney what position this is for, is it for a business interest. Mr. Venker noted MSU owns a parcel along the corridor, and Councilmember Nevarez Martinez confirmed it is where the Economic Community Center is.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF BRANDON LIST AS A MEMBER OF THE MICHIGAN AVENUE CORRIDOR

IMPROVEMENT AUTHORITY FOR A TERM TO EXPIRE JUNE 30, 2026. MOTION CARRIED 2-0.

Ms. Richmond explained his next steps.

RESOLUTION – SLU-3-2026; 5200 S. Cedar Street, Unit 5206, to authorize use of the rear Suite as a place of worship

Ms. Stachowiak spoke of where the building is located and the suite is in the back. Does not lend to any commercial use and perfect site for the owner. No object by the department and staff approves.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR THE SLU-3-2026; 5200 S. CEDAR STREET, UNIT 5206, TO AUTHORIZE USE OF THE REAR SUITE AS A PLACE OF WORSHIP. MOTION CARRIED 2-0.

RESOLUTION – Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker Street, Ron Holdings, LLC

Mr. Klein acknowledged the public hearing and presentation from last week and asked if there were any questions. Committee had no questions.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION – OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT; 418 BAKER STREET, RON HOLDINGS, LLC. MOTION CARRIED 2-0.

Other

Adjourn

Adjourned at 4:06pm
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

Resolution #2026-###

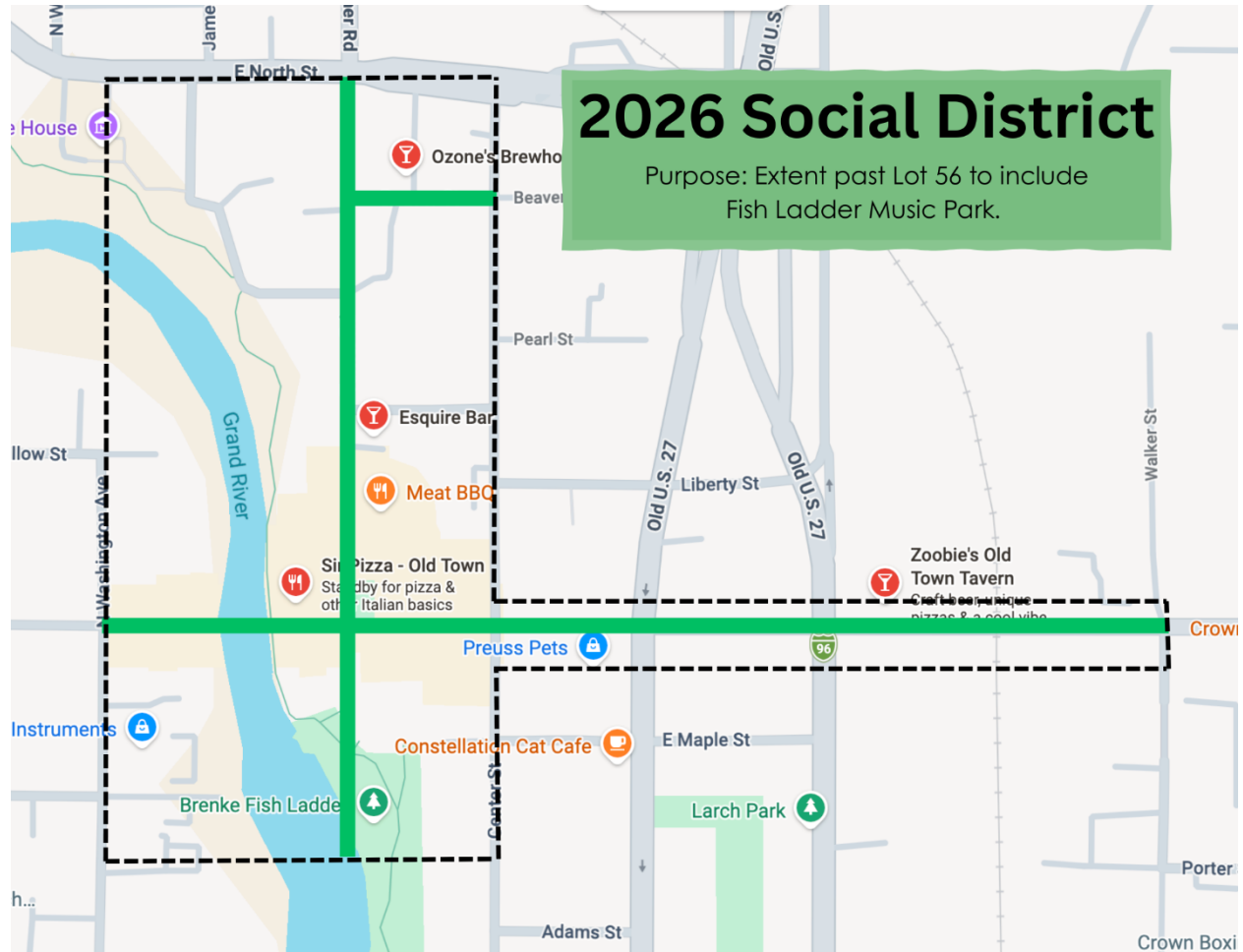
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, the City of Lansing wishes to extend the social district boundary and commons area of the Old Town Social District to include the City of Lansing’s Parking Lot 56, and Brenke Fish Ladder Music Park, as depicted in the attached Lansing Social Districts Updated Package; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves the expansion of the Old Town Social District and commons area to the limits shown on the attached Old Town Social Districts map.

BE IT FINALLY RESOLVED the City Clerk is requested to notify the Michigan Liquor Control Commission of the action taken.



May 12, 2026

Lansing City Clerk
City Hall
124 West Michigan Ave
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District for 2231 W. Willow Street

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant AM Land Holdings, LLC, owner of the property commonly known as 2231 W. Willow (the "Property"), legal description attached, hereby requests the establishment of an OPRA District by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence.

The property is a one-story building constructed in 1929 and historically used for various commercial purposes. The buildings are vacant and exhibit functional obsolescence, including HVAC, roof, restrooms. AM Land Holdings, LLC intends to rehabilitate the facility by completely renovating the building, including new HVAC, plumbing, electrical, and fire suppression systems. The estimated construction cost is approximately \$700,000.

AM Land Holdings, LLC is working closely with the Lansing EDC to bring the full vision to life. The establishment of an OPRA district is a critical step to making this reinvestment feasible.

Sincerely,

Joseph Brooks

[Joseph Brooks \(May 13, 2026 11:37:00 EDT\)](#)

AM Land Holdings, LLC

Legal Description

2231 W WILLOW:

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59' 25" E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05' 11"W 317 FT; TH N89DEG59' 25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10' 29" E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/ COMBINED ON 08/ 29/ 2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/ COMBINED ON 02/ 07/ 2023 FROM 33-01-01-08-301-003;

February 18, 2026

**Application for Obsolete Property Rehabilitation Exemption Certificate
Public Act 146 of 2000, as amended
2231 W. Willow Street
2231 W. Willow Street, Lansing, Michigan**

PART 2: APPLICATION DOCUMENTS

a. General Description of the facility (year built, original use, most recent use, number of stories, square feet)

The existing buildings were constructed in 1929 and utilized for furniture and textile manufacturing. By 1951, the property was occupied by Burton Dixie Corporation for felt product manufacturing. By 1972, the property was utilized as a metal heat treating facility. From 2008 until 2018, the property operated as a paper and packaging manufacturer. The Property buildings are currently unoccupied. The buildings are 20,703 square feet respectively. The buildings are approximately 97 years old, functionally obsolete, and located in the City of Lansing.

b. Description of the qualified facility's proposed use

A redevelopment of a two-story, functionally obsolete property totaling 20,703 square feet located in the City of Lansing. The building will contain two commercial businesses. An auto body/paint business will occupy a portion of the building and a warehouse/indoor salvage business within the western portion of the building. Exterior enhancements include modernized façade improvements, complete exterior repainting, and landscaping overhaul. Site and safety upgrades include resurfacing the parking lot and installation of new lighting. Interior enhancements include building out the office and lobby, and renovating employee and customer restrooms and break rooms with modern fixtures. Operational investments include new state-of-the-art equipment and mechanical system updates.

c. Description of the general nature and extent of the rehabilitation to be undertaken

This is a complete rehabilitation project that will include exterior and interior enhancements, site and safety upgrades, and operational investments.

d. Descriptive list of the fixed building equipment that will be a part of the qualified facility

The building interior will be demolished down to the structural components of the building while maintaining and/or reusing as many of the original architectural features as possible. New fixed building equipment will include air condition (HVAC), plumbing and plumbing fixtures, electrical, fire suppression, interior walls and flooring, building accessories, and improved interior and exterior appearance.

e. Time schedule for undertaking and completing the facility's rehabilitation

The rehabilitation project is anticipated to take 4 months to complete with a construction schedule currently planned for March 1, 2026, through July 1, 2026. No construction activities will be conducted prior to any approval of the PA 146 abatement.

f. Statement of the economic advantages expected from the exemption

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a functionally obsolete and deteriorating building into a thriving and fully utilized property. The project will also create approximately 30 full-time jobs.

In an effort to maximize the utility value of the vacant, dilapidated building, the applicant is committed to doing a complete rehabilitation of the building. In that context, the applicant will incur considerable renovation costs. The establishment of the PA 146 District, with its multi-year property tax deferment benefit, is vital to making the project economically viable.

g. Legal description of the facility

The legal description of the eligible property is provided below.

2231 W WILLOW:

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003;

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

Bid and Budget Summary - Final - Draft Use Only									
Owner	AM Land Holdings, LLC	Date	Estimator	Unit	Unit	Unit	Unit	Unit	Notes
Building SF:		Checked By:		Sub Contractor		Total		Total	
Location:	2231 Willow Street, Lansing, MI	Architect		Sub Contractor		Total		Total	
Description:	Existing Building Rehabilitation			Sub Contractor		Total		Total	
Division	Description	Qty	Unit	Unit	Unit	Unit	Unit	Unit	Notes
1	Division 1 - General Requirements								
	General Requirements								
	Temporary Toilets (Porta Pott)	4.00	\$10.00			\$ 40.00			
	Health and Safety Requirements	4.00	3,500.00			\$ 14,000.00			
	CM Insurance Requirements	1.00	\$21,650.00			\$ 21,650.00			
	Rental Equipment - General (Scaffolding/Fans/Etc.)	1.00	\$4,500.00			\$ 4,500.00			
	Building Permitting Fees (Permit/Architect)	1.00	\$1,000.00			\$ 1,000.00			
	Legal and Accounting	1.00	\$1,850.00			\$ 1,850.00			
	Division 1 Total					\$ 16,850.00			
2	Division 2 - Demolition								
	Selective Interior Demolition	1	\$21,500.00			\$ 21,500.00			
	Exterior Facade Demolition	60	\$60.50			\$ 3,630.00			
	Power/Wall Ceiling/Interior Ceilings and Walls	8	\$625.00			\$ 5,000.00			
	Demolition - Zoned for Demolition	1	\$2,500.00			\$ 2,500.00			
	Interior Stripping and Patch (50 sq/ft) for Plumbing - Office and Paint Area Only	1				\$ 37,750.00			
	Division 2 Total					\$ 37,750.00			
00A	Division 2A - Abatement								
	Asbestos, Testing, and Reporting					\$ -			
3	Division 3 - Concrete								
	Exterior Concrete (Sidewalk)					\$ -			
4	Division 4 - Masonry								
	Misc. Tuck pointing and repair of existing CMU Block - Block at East Elevation Only	1	\$10,000.00			\$ 10,000.00			
	Install (1) New CMU door opening between Warehouse areas					\$ 10,500.00			
5	Division 5 - Metals and Steel								
	Replace Floor Grate in Palm Area	1	\$8,971.00			\$ 8,971.00			
	Surface Mount Bulb and Ballast Covers (DB)					\$ -			
6M	Division 6M - Rough Carpentry								
	Street Stud Framing, Blocking, and Barring	1	\$18,410.00			\$ 18,410.00			
	Rough Carpentry Material + Fasteners	1	\$6,750.00			\$ 6,750.00			
	Replace Existing Subfloor and Joists in Office Area					\$ -			
6F	Division 6F - Finish Carpentry and Millwork								
	Millwork (Cabinets and Tops) - Pickle - Breakroom Material Only / No Lobby	1	\$2,450.00			\$ 2,450.00			
	Labor to install Breakroom Cabinet / Pickle Crisp					\$ -			
6A	Division 6A - General Trades								
	General Trades Labor - Doors, Frames, Hardware, Trim, Cabs, Tops, Misc.	1	\$7,250.00			\$ 7,250.00			
	Install Restroom Accessories					\$ -			
7	Division 7 - Electrical								
	Remove Patch and Repair Ceiling, Meat Siding, Hangers, and Truss	1	\$5,000.00			\$ 5,000.00			
7.2	Division 7.2 Firestopping								
	Sealants, Rock Wool, Infill Fire Seal (RIF)	1	\$1,950.00			\$ 1,950.00			
7.3	Division 7.3 Insulation								
	Insulation for new mechanical systems (vents and exhaust piping)	1	\$2,200.00			\$ 2,200.00			
7.7	Division 7.7 Acoustical								
	Interior Sound Barrier Installation and Sealing	1	\$2,477.00			\$ 2,477.00			
7.5	Division 7.5 Caulking								
	Interior and Exterior Caulking - Related Areas Only	1	\$2,700.00			\$ 2,700.00			
	Division 7 Total					\$ 14,117.00			

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

26	<p>Division 26 - Electrical - Design/Assist Power distribution, control, switching, plugs, and EM lighting Power for (1) Truck Paint Booth and MAU All interior and exterior light fixtures Fire Alarm - Final Drawings TBD</p>	<p>1 1 1</p>	<p>\$47,253.00 \$15,000.00 \$6,500.00</p>	<p>\$ \$ \$</p>	<p>47,253.00 15,000.00 6,500.00</p>
Division 26 Total					
31	<p>Division 31 / 33 - Earthwork and Utilities Utilize all existing utility connections made existing building footprint</p>	<p>1</p>	<p>\$69,935.00</p>	<p>\$</p>	<p>69,935.00</p>
32	<p>Division 32 - Exterior Improvements Mill in place, shape, and resurface a portion of the existing parking area Install ADA signage and curbs accordingly Remove (4) Existing Trees at NE corner of site Grind Stumps and remove all debris Landscaping - Restoration of existing yard space, mulch, and plantings</p>	<p>1 1 1</p>	<p>\$10,000.00 \$6,000.00 \$3,500.00</p>	<p>\$ \$ \$</p>	<p>10,000.00 6,000.00 3,500.00</p>
SITE CONCRETS					
	<p>New exterior sidewalk (excavation, grade, control joint, finish) - 4" Concrete</p>	<p>1</p>	<p>\$15,145.00</p>	<p>\$</p>	<p>15,145.00</p>
Division 32 Total					
1	<p>Division 1 - General Requirements - Continued</p> <p>General Requirements</p> <p>Utility Project Oversight Site Supervision Project Manager Mobilization and Project Set Up Project Administrator Project Engineer Project Job Trailer, Supplies, Storage Project Signage and Markings Mobile phones and data Main Office Expense General Labor Fuel (including including windows Contractor Consumables - Misc materials Mechanical, Electrical and Plumbing - Engineering (scdf)</p>	<p>15 4 1 1 1 4 1 1 1 80 1 1 1 1</p>	<p>\$1,950.00 \$1,285.00 \$1,500.00 \$3,500.00 \$485.00 \$100.00 \$1,705.00 \$650.00 \$60.00 \$2,100.00 \$1,800.00 \$5,000.00</p>	<p>\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$</p>	<p>31,200.00 5,140.00 2,950.00 1,940.00 700.00 700.00 3,715.00 650.00 5,200.00 1,800.00 1,800.00 5,000.00</p>
Division 1 Total					
Project Direct Cost					
<p>GC/CM Management Fee Preliminary Project Cost</p>					
<p>\$ 639,546.50 \$ 53,958.70 \$ 703,545.20</p>					
664,725.00					



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

October 6, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
2231 W Willow St
33-01-01-08-301-004



The subject property was originally constructed in 1929. It is a one story masonry and steel frame building that was originally constructed as a single tenant industrial building. The building was constructed in two sections with a brick and block demising wall separating the two buildings.

During the inspection it was observed that the roof has a wood structure that has deferred maintenance which has resulted in roof leaks. It was also noted that obsolete furnaces are also located upon the roof that are contributing to the leaks and have compromised the roof structure.

The buildings have some limited radiant heat sources that are not sufficient to heat the entire building and will need to be reconfigured to properly function as a heat source. At this time, it was not known if these systems are currently operational.

There currently are no functioning restrooms located within the building. This must be corrected prior to occupancy. Correcting this may include cutting the floor to access water and sewer systems. Further, there were visible floor drains that are required to be permanently sealed for safety reasons. The wall structures had many areas that need tuck pointing as the exterior light was showing through the holes and seams.

After a phase one environmental survey, it was determined that the building suffers from contamination and remediation is required in order to occupy the space. Monitoring wells are present on the subject site due to these issues.

Based on all the repairs and replacements of mechanical systems, present hazardous environmental contamination and the immediate need for roof and wall repairs, a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

CITY OF LANSING
2231 Willow Street (OPRA DISTRICT and CERTIFICATE)
REVISED APPROVAL SCHEDULE

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
May 4th, 2026 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	NO
May 18th, 2026 3:30PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	YES
May 18th, 2026 3:30PM	Lansing City Council	Presentation to Council and setting of public hearing on June 8, 2026 <i>Public hearing notice requirement – 10 days</i>	NO
June 8th, 2026 3:30PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
June 15th, 2026 3:30PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	IF REQUESTED
June 22, 2026 3:30PM	Lansing City Council	Approves or denies	IF REQUESTED

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, June 8, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 2231 West Willow in the City of Lansing, Michigan, legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003;

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Shay Manawar, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 897-7208.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Resolution #2026-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 2231 West Willow, Lansing, Michigan

WHEREAS, AM Land Holdings has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 2231 West Willow, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 2231 West Willow Lansing, Michigan, is legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, June 8, 2026, at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.



2231 W. Willow St.

**OBSOLETE PROPERTY REHABILITATION ACT (OPRA)
DISTRICT REQUEST**



*Submitted
@ Mtg*



Table of Contents

- 1. What is an OPRA?**
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Lansing Economic
Development Corporation





What is an OPRA?

- The Obsolete Property Rehabilitation Act (OPRA) provides property tax exemptions for rehabilitated commercial properties.
- To be eligible for OPRA exemption, properties must obtain a statement of obsolescence from the assessor and be located in an established Obsolete Property Rehabilitation District.
- Two-step process:
 - **(1) Establish OPRA district**
 - (2) OPRA certificate
- The State Tax Commission is responsible for final approval and issuance of OPRA Certificates.



Development Team

Joseph Brooks and Brent Schadenberg (AM Land Holdings, LLC)



Project Overview

- Complete renovation for two businesses (~\$700k investment)
 - Auto body/paint business
 - Specialized body repair shop



Source: Lansing Parcel Viewer



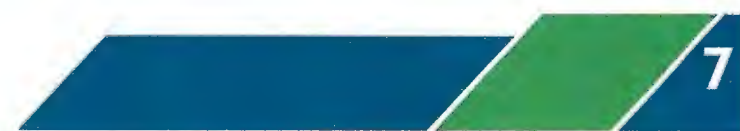
Project Overview - Current Conditions

- The structure was deemed functionally obsolete by the City Assessor in October 2025.
 - Contamination requiring remediation
 - Replacement of mechanical systems
 - No bathrooms
 - Compromised roof structure



Request

Establishment of OPRA District to allow development team to begin renovations while maintaining eligibility for future OPRA certificate application.





THANK YOU

2231 W. Willow St.

**OBSOLETE PROPERTY REHABILITATION ACT (OPRA)
DISTRICT REQUEST**

