

# AGENDA

## Committee on Development and Planning June 15, 2026 at 4:00 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](mailto: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>  
6/14/2026 - 10 am - MEETING TIME CORRECTION

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
  - A. May 18, 2026
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
  - B. RESOLUTION - Introduction and Setting a Public Hearing on Amending Chapter 878, temporary moratorium on new Data Centers
  - C. RESOLUTION - 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, May 18, 2026 @ 4:00 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

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

**PRESENT**

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

**OTHERS PRESENT**

Renee Richmond, Council Administrative Assistant  
Daniel DuChene, OCA  
James Lenon, Old Town Commercial Association  
Jon Herrmann  
Kris Klein, LEDC  
Joe Brooks, AM Land Holdings LLC  
Connor Zook, Triterra

**MINUTES**

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE MINUTES FROM APRIL 20, 2026, AS PRESENTED. MOTION CARRIED 3-0.

**PUBLIC COMMENT**

**Discussion/Action**

**RESOLUTION – Old Town Social District Boundary and Commons Area Extension; Parking Lot 56 and Brenke Fish Ladder Music Park**

Mr. Lenon spoke on OTCA in support of the expansion of the Social District to include the Lot 56 and Brenke Fish Ladder Music Park, adding two new establishments coming into Old Town. Councilmember Garza asked which two, Mr. Lenon stated Good Truckin Diner and Unicorn is looking to reopen. Councilmember Garza then asked about hearing that one person was opposed to it, Mr. Lenon and Mr. Herrmann both are unaware of any opposition.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR THE OLD TOWN SOCIAL DISTRICT BOUNDARY AND COMMONS AREA EXTENSION; PARKING LOT 56 AND BRENKE FISH LADDER MUSIC PARK. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow Street, AM Land Holdings LLC

Mr. Klein handed out a presentation that was added to the packet online, and noted this is a two-step process with the District then the Certificate will follow later. This is a tax abatement so essentially freezes the taxes at the current value of the property. He referenced page 5 of the presentation that give an overview of the property at 2231 W. Willow, which is a vacant building. The developers are experienced entrepreneurs and are looking for an autobody paint and repair shop business, which is a Maaco franchise. This was deemed obsolete due to some contamination onsite, no bathrooms, and some mechanical systems need replacement, and structural roof issues.

Mr. Brooks one of the developers along with his partner who is not present, both have their own transportation companies and operate their own fleets in the city of Lansing. A lot of the vehicles from construction, freight, and plumbing companies get locked up at local vendors so they are focusing on that service, but can also service any vehicle. He explained some of the cost of \$700k, which doesn't include the vapor mitigation system which is approximately \$200k, and in process of getting permit approvals through the city.

Councilmember Carter asked if the facility is conducive for the amount of vehicles. Mr. Brooks replied it is a little larger than normal, however with the size of the vehicles it will work great and allows them to grow.

Councilmember Nevarez Martinez noted the anticipated cost of \$700k in remediation, is that a quote or estimate. Mr. Brooks answered part of that renovation and the mitigation system. Mr. Zook concurred. Councilmember Garza asked how long the building has not been in use, Mr. Brooks believes for decades and said his understanding it was a legal Marijuana grow operation, before that a mattress and seat manufacturer.

Councilmember Garza asked what the name of his other business is, Mr. Brook stated they both have transportation businesses, he is an automotive parts business called Willow Street Motors, his partner's other business is a dessert franchise that is not in Lansing.

Councilmember Garza asked if Mr. Brooks and his partner could be available on June 8<sup>th</sup> for the presentation and public hearing. Mr. Brooks confirmed.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION SETTING A PUBLIC HEARING ON OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT; 2231 W. WILLOW STREET, AM LAND HOLDINGS LLC. MOTION CARRIED 3-0.

**Other**

**Adjourn**

Adjourned at 4:18pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

## **INTRODUCTION OF ORDINANCE**

An Ordinance of the City of Lansing, Michigan, to add Chapter 878, Sections 878.01-878.03 to the Lansing Codified Ordinances to impose a temporary moratorium on new Data Centers.

The Ordinance is read a first time by its title and referred to the Committee on Development and Planning



1           **(d) The City is diligently studying its options with respect to the regulation**  
2 **of Data Centers through zoning. A temporary moratorium on new Data Centers**  
3 **beginning operations after the effective date of this ordinance, until the City has**  
4 **completed its study and recommendation of zoning amendments to address Data**  
5 **Centers, is in the best interest of the public health, safety, and welfare of City**  
6 **residents.**

7 **878.02 Definitions**

8           **Data Center means a facility, or group of facilities, dedicated primarily for**  
9 **storing, managing, and processing digital data through computer systems such**  
10 **as servers, networks, and other information technology structures.**

11 **878.03 Temporary Moratorium**

12           **For a period of 182 days from the effective date of this ordinance, the City**  
13 **will not issue any building permits, nor process applications for zoning**  
14 **amendments, for any Data Centers as a primary or accessory use.**

15           Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or  
16 rules inconsistent with the provisions are repealed.

17           Section 3. Should any section, clause or phrase of this ordinance be declared to  
18 be invalid, the same shall not affect the validity of the ordinance as a whole, or any part  
19 thereof other than the part so declared to be invalid.

20           Section 4. This ordinance shall take effect on the 14th day after enactment, and  
21 shall expire 182 days after its effective date.

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, July 13, 2026, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to add Chapter 878, Sections 878.01-878.03 to the Lansing Codified Ordinances to impose a temporary moratorium on new data centers.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 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](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**Resolution #2026-###**

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, July 13, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan, to add Chapter 878, Sections 878.01-878.03 to the Lansing Codified Ordinances to impose a temporary moratorium on new Data Centers.

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	Checked By:	Notes	Unit	\$/Unit	Total	Notes
Building #:				Architect					
Location:	2231 Willow Street, Lansing, MI								
Description:	Existing Building Rehabilitation								
Division	Description	Qty	Unit	\$/Unit	Total	Notes	Unit	\$/Unit	Total
<b>1</b>	<b>Division 1 - General Requirements</b>								
	General Requirements								
	Temporary Toilets (Porta Potty)	4.00		\$18.00	\$ 72.00				
	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 Fee/Architect)	1.00		\$1,000.00	\$ 1,000.00				
	Legal and Accounting	1.00		\$1,850.00	\$ 1,850.00				
	<b>Division 1 Total</b>				<b>\$ 16,850.00</b>				
<b>2</b>	<b>Division 2 - Demolition</b>								
	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				
	<b>Division 2 Total</b>				<b>\$ 37,750.00</b>				
<b>00A</b>	<b>Division 2A - Abatement</b>								
	Asbestos, Testing, and Remediation								
	<b>Division 2A Total</b>				<b>\$ -</b>				
<b>3</b>	<b>Division 3 - Concrete</b>								
	Exterior Concrete (Sidewalk)								
	<b>Division 3 Total</b>				<b>\$ -</b>				
<b>4</b>	<b>Division 4 - Masonry</b>								
	Misc. Tuck pointing and repair of existing CMU Block + Block at East Elevation Only	1		\$10,500.00	\$ 10,500.00				
	Install (1) New CMU door opening between Warehouse areas				\$ 10,500.00				
	<b>Division 4 Total</b>				<b>\$ 10,500.00</b>				
<b>5</b>	<b>Division 5 - Metals and Steel</b>								
	Replace Floor Grate in Palm Area	1		\$8,971.00	\$ 8,971.00				
	Surface Mount Bulb and Ballast Covers (20)				\$ 8,971.00				
	<b>Division 5 Total</b>				<b>\$ 8,971.00</b>				
<b>6M</b>	<b>Division 6M - Rough Carpentry</b>								
	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				\$ 2,450.00				
	<b>Division 6M - Finish Carpentry and Millwork</b>								
	Millwork (Cabinets and Tops) - Pick-Up - Breakdown Material Only / No Lobby	1		\$2,450.00	\$ 2,450.00				
	Labor to install Breakroom Cabinet / Pick-Up				\$ 7,250.00				
	<b>Division 6A - General Trades</b>								
	General Trades Labor - Doors, Frames, Hardware, Trim, Caps, Tops, Misc.	1		\$7,250.00	\$ 7,250.00				
	Install Restroom Accessories				\$ -				
	<b>Division 6 Total</b>				<b>\$ 34,860.00</b>				
<b>7</b>	<b>Division 7 - Exterior Finishes</b>								
	Remove Patch and Repair Existing Metal Siding, Flashings, and Trim	1		\$5,000.00	\$ 5,000.00				
	<b>Division 7 - Finestopping</b>								
	Sealants, Rock Wool, Infill Fire Sulf (RIF)	1		\$1,950.00	\$ 1,950.00				
	<b>Division 7A - Insulation</b>								
	Penetrations for new mechanical systems (vents and exhaust piping)	1		\$2,200.00	\$ 2,200.00				
	<b>Division 7A Insulation</b>								
	Interior Sound Bulk Insulation and Sealing	1		\$2,477.00	\$ 2,477.00				
	<b>Division 7 - Caulking</b>								
	Interior and Exterior Caulking - Related Areas Only	1		\$2,700.00	\$ 2,700.00				
	<b>Division 7 Total</b>				<b>\$ 14,117.00</b>				







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](http://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

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Establish an Obsolete Property Rehabilitation Act District at 2231 West Willow Street, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, AM Land Holdings, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 2231 West Willow, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on June 8, 2026.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 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

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.