



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 8th 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 June 15, 2026