

**Meeting Notes for the TLNA Steering Committee Meeting for the Salvation Army and
Commonwealth Development Proposal for 630 E. Washington
7 Nov. 2016, Festival Foods Conference Room**

Attendees:

Salvation Army:

Greg Voeller, Karen Potnek, Tod Sloan

Commonwealth Development Corp.:

Kevin McDonnell

TLNA Council:

Patrick Heck, Patty Prime, Richard Linster

Neighbors and Interested Parties:

Ryan Moze, Senay Goitom, Alex Surasky-Ysasi, Curt Brink, Terrence Wall, Gail Green, Bert Stitt

Unable to attend:

City:

District 2 Alder Ledell Zellers

Tim Parks, City Planning

After introductions, Patrick Heck reiterated the charge of Steering Committee – to conduct a collaborative process, expressing both positives and negatives from the neighborhood’s perspective, with an interactive discussion involving all stakeholders that will hopefully result in a win-win for all involved – the developer, the neighborhood and the City.

He added that eventually the steering committee will issue summary findings to TLNA Council who will then vote on some level of support for the proposal. The Steering Committee can instead choose to issue stronger findings rather than or in addition to issuing a summary, but that is often not the result of TLNA Steering Committee processes. It is difficult to establish who is a voting member of a steering committee due to variable attendance, etc., so oftentimes formal voting does not occur in committee. Typically, after TLNA Council receives a committee’s report, the Council does vote to recommend, recommend with conditions, register a neutral stance, or reject a proposal.

Patrick then briefly recapped the committee’s discussion from the previous committee meeting on 26 Sept. The group focused primarily on safety, security and developing a cooperative relationship between the Salvation Army and the neighborhood. He noted that later in the meeting Patty Prime and Karen Potnek would be reporting on their efforts in this area.

Timeline:

Patrick then asked the Salvation Army and Commonwealth Development representatives to provide any updates on the proposal and their timeline. Kevin McDonnell agreed that the redevelopment timeline was expected to be as below:

- Filing Deadline: Aug. 2017 City Affordable Housing Fund
- Filing Deadline: Nov. 2017 WHEDA Tax Credit Cycle
- Initial Filing with City: approximately Spring 2017
- Proposal would subsequently be evaluated by UDC and Plan Commission
- Any funds from the City’s Affordable Housing Fund would have to be approved by

the Board of Estimates and Common Council

- Start Construction: approximately Summer 2018.

Design:

Kevin re-presented the overhead view of the proposed redevelopment from the August 30 neighborhood meeting (available at <http://www.tenneylapham.org/web-data/development/salvationarmy.htm>). The building rendering has not changed since the neighborhood meeting or the 26 Sept. Steering Committee meeting, but they are still leaning towards having the Salvation Army entrance for clients on the E. Washington side of the building with the apartments' entrance in the rear. They would still likely have multiple entrances, but the main entrances would be as discussed. The client entrance would be near the west side of the E. Washington front, near the parking spots that will be under the apartment building there. Their concept for the courtyard area near the main entrance to the apartment building (in the main parking lot area) continues to evolve and isn't settled yet.

Discussion:

T. Wall said that he believes there should be some sort of resident committee that would take ownership, i.e., help with keeping up the property and generally keeping an eye on things. He thinks people who get a discounted rent should be required to do things around the property; it would get people involved, give them a sense of ownership, and a sense of pride. Kevin said he was not sure that they can require any tenants to do work in exchange for lower rents, but Commonwealth's management team will have a proactive approach with residents. It will be in the residents' best interest to participate in making the building a nice place to live. T. Wall added that he thinks they should have an operational plan concerning this issue that is carried along in the city approval process. He thinks you can require that residents perform tasks, just like resident managers in his buildings get discounted rent. Kevin said that some units would have income capped as at as low as 30% County Median Income (CMI), but others would be market rate, so it could be difficult to develop requirements for tasks. Greg Voeller from the Salvation Army added that these ideas were worth exploring.

Patrick mentioned that the SA had sent out contact info to the TLNA listserv:

- **Daytime (8-4 M-F) 608-250-2200 (Receptionist)**
- **Evening and Weekends 608-513--2392 (Evening supervisor)**

Patrick added that the SA had sent out capacity info to the TLNA listserv:

Women's shelter - 45 women
Family Shelter- up to 90 people, including children
Average number of shelter clients each day: 110

As of Nov. 1, 2016, both shelters are "emergency", i.e., women and families can stay there if there is room. They expect the new shelter building to have similar capacity numbers. Note that in the women's shelter (non-family), clients can stay a total of 90 days in a 12-month period.

Patty Prime asked if men ever stay at the shelter. Karen said yes, if men have children or are part of a couple that has children, they can stay.

Karen reiterated that the SA shelter will coordinate hours with the Day Resource Center that will be across E. Washington. They want to make sure one or the other is open at all times. They

currently coordinate with Porchlight's van service so that transportation is available at opening/closing and they expect that will continue. The SA has already been talking with Catholic Charities, the DRC's chosen service provider, to make sure there is good coordination. Most likely, the SA will open at 5pm each day, the same time that the DRC is expected to close each day.

Gail Green said that she crosses E. Washington most days - crossing at Blount St. is risky and the Blair St. crossing is a pain. Livingston is also a pain to use because of the mid-avenue island that requires you to wait in the middle. Her experience is that people do not wait for the lights to cross. Karen Potnek agreed that this is a big concern. Kevin McDonnell mentioned that maybe crossing flags could be used. Senay Goitom said that the City should help with developing solutions to the crossing problems. Karen suggested that a fence in the median, like on E. Washington near East High School, could help. Curt Brink said that E. Washington is a federal highway and his experience is that getting lights installed is difficult – the City is not in control of E. Washington. Patty Prime suggested communicating with Ledell and with Traffic Engineering to see what the options might be.

One aside – Kevin McDonnell mentioned that the ownership of the apartment portions of the development could be 25% owned by Commonwealth rather than the 50% mentioned at the last meeting. That is still being determined.

Patrick Heck asked Greg Voeller if the SA's recently approved annual budget included the line item for security that was mentioned at the last meeting. Greg said, yes, that the item was approved so they anticipate hiring a private security contractor for keeping an eye on the site this year. Also, when they see something occur on their security cameras, a report is generated, so there is data on these types of incidents. They will use the camera data to help them determine what hours need to be covered by the security firm and adjust accordingly. T. Wall mentioned that security cams can also be monitored over the Internet, so that could save money. Motion sensors can also help.

Neighborhood/SA Relationship Committee Forming:

Patty Prime and Karen Potnek gave an update on the committee that is being formed to help with safety, security, and communication between the neighborhood and the SA. Patty toured the SA with Karen to gain more knowledge of the current situation. Karen (SA), Senay Goitom (resident of The Colony), Maggie Thomas (resident of Dayton Row), and Bob Klebba (TLNA) have agreed to serve, but more people added. Patty will attend the first few meetings, but doesn't plan to be a permanent member. When the committee starts meeting, Karen will find a current SA client to join the committee. Its members will likely choose the name of the committee, but it is a "relationship" committee – helping to foster relationships between all parties/entities involved. The group plans to meet on **November 29**. The group should be able to find ways to address current issues that have been identified and to address new issues as they come up either with the SA in its current configuration and after the redevelopment.

Miscellaneous Items:

A discussion of the SA's proposed client entrance ensued. Kevin reiterated that at this point they still think that the client entrance on E. Washington makes sense. Bert Stitt said that he thinks the non-Salvation Army portion of the development should have its own private entrance – it should remain private. Kevin pointed out the main apartment building entrance will be mid-building in the parking lot area off E. Mifflin, separate from the client entrance on E. Washington. As for the main client entrance off E. Washington, there will not be line of people waiting to get in – they

will be able to get into a waiting area when they are arriving. Patrick asked where people would park and/or otherwise wait if they were family/friends of clients. There was discussion of where they wait now – mostly out back on Mifflin, Mifflin sidewalks, in parked cars and in the surrounding area. Senay added that quite a few park on the 1st block of N. Blount St. Bert asked if non-clients could get inside the internal area to wait for clients – could there be a hospitality area? Karen said that letting external people in would likely violate the SA's confidentiality policy, so there would be some things to work out. She added that they don't want to stigmatize any clients by making them wait in public. She doesn't think they do that now, but the entrance in the new building could be even better. Karen thinks clients need a separate entrance from the private apartments so they can't be hounded by any problem personalities and can get in efficiently. Attendees generally agreed that the proposed E. Washington entrance is a good idea.

Bert Stitt said that the under-building portion of the parking off E. Washington is unattractive and a potential security problem – it won't be welcoming. He asked if there would be a pedestrian entrance off E. Washington for the apartments. Kevin McDonnell answered that the main entrance would be on the opposite side, in the parking lot area, mid-building. Patrick said that the City could possibly require pedestrian entrances to the apartment building on E. Washington. Additionally, the City has sometimes focused on activating E. Washington and no entrances could stifle that. Others felt multiple entrances to the apartment building could bring up security concern. T. Wall thought they would be asking for trouble with drug users, partying, etc., using the stairwells, perhaps propping doors open. Karen Potnek added that not every homeless person drinks and does drugs. She added that just as now, there will be cameras at every access point to monitor for problems.

Bert asked what they planned to do to give comfort to the condo owners next door (The Colony). Kevin McDonnell said there will be cameras everywhere and much better lighting given that the building will be much bigger and take up a lot more area. Bert asked how SA staff would contribute to increasing safety. Kevin answered that Karen and her staff will be able to see out into the parking lot from many vantage points, unlike now. The apartment residents will also see out into the lot, increasing safety both on and off SA hours.

Greg Voeller reiterated that whenever outside help (private security or the police) are needed, they will record the incident. This will provide data so that they can make decisions using facts rather than only anecdotal reports.

Patty Prime said that issues related to off-property behavior are likely to be addressed by the committee that will be developing relationships and strategies for working with the neighbors and neighboring property owners; they will go through the options. Bert added that having a Neighborhood Watch program was possible too. The area around Main and Franklin Streets conquered their prostitution and dope problems using an effective Neighborhood Watch program. Patty added that the ongoing drug problems in James Madison Park are going to be addressed with a similar approach. Neighborhood Watch typically has a police officer assigned to the program that the neighbors can contact. Patty added that MPD has been invited to participate in the relationship building committee too.

Curt Brink said that Day Resource Center has a security plan too and now is the time to do any coordination with them that might need to be in their plan. It will likely be part of the Conditional Use Permits that they seek from the Plan Commission and they are starting that process now. Curt added that increased development in the area near the SA will help with some security issues just by having more people on the streets and more lighting. Patrick Heck agreed,

but said that the 1st block of N. Blount St. won't be impacted much by T. Wall's new apartment building and other nearby developments because it doesn't lead many places that pedestrians generally go.

Senay said that the owners of the adjacent parking lot need to make sure that they get the official no trespassing signs posted on their property and start following through on their security issues – the onus is on them to act. Their lack of security makes life for the SA more difficult. Patrick says he will follow through with Nan Schlimgen and Ledell on the “no trespassing” signs. Curt Brink says he knows Miles Schlimgen and will also discuss this with him. T. Wall added that during construction, the port-a-potties should be locked at night or they will be used for illicit purposes.

Senay asked if Commonwealth and the SA could provide more information about how the new transitional housing program will work – it would be helpful to the neighborhood. If they are modeling it on the transitional housing program from the Twin Cities or elsewhere, it would be good to get more information on those programs. How they will serve clients would be helpful for the neighborhood. The neighborhood doesn't necessarily need to give input on all these matters, but it would give knowledge and opportunities for the neighbors to learn about the SA's mission, etc. The SA representatives agreed that they would follow thru on that.

Patty Prime asked when they would have more details on the building's design and physical structure. Kevin McDonnell said they wanted to get through the neighborhood process before devoting more energy to that. Patrick said that the neighborhood and Steering Committee would want to give input on the design and exterior prior to forwarding findings to TLNA Council for their consideration. Kevin agreed that they would start to work more on the design.

Concerning the problem of pedestrians needing to cross E. Washington between the DRC or elsewhere and the SA, Bert Stitt added that we need to ask and push for what we want, even if the City has been reluctant to add crossings in the past. Some of any push that comes out of this can be a coordinated effort with the Day Resource Center. Curt Brink says we can try that, but it won't be easy since federal dollars pay for the E. Washington street reconstruction projects. The Blair intersection will be redone in 2019 and a holistic approach will have to be taken when asking for any modifications for crossing E. Washington since small traffic changes can potentially lead to other consequences in traffic flow around the city.

Next Meeting:

Attendees agreed that they should wait to meet until after the design and exterior details are starting to come together. Kevin suggests that late winter is probably the earliest that they would be ready for this. Patrick says that given that they want to get through the city approval process in the spring, sooner is better than later. TLNA Council meets monthly and the Steering Committee will need to issue their findings prior to any TLNA Council meeting at which some level of support for the proposal could be evaluated. Kevin will keep Patrick informed about their progress, but it seems likely that the **next meeting will be sometime in February**. Patrick will keep the neighborhood and Steering Committee up to date as we get more information from Commonwealth and their progress.