

TLNA Council Meeting
October 11 at 7:00, Festival Foods

Present: Patty Prime, Jonny Hunter, Jessi Mulhall, Cameron Field, Patrick Heck, Senay Goitom, Meghan Conlin, Karla Handel, Tyler Lark, Bob Klebba, Richard Linster

Absent: ***Bob Hemauer, Andy Adams, Elena Satut-Duncan, Marta Staple, Martha Classen

Guests: Ben Marhal, Mark M. Smith, Nicole Solheim, Joey Hoey

Agenda:

1. Review and approve September minutes.

Motion moved by Jonny - Seconded by Senay -
Passed via voice vote.

2. Valor proposal from Gorman and Company at the 1300 block of E. Washington Ave., formerly the Messner building.

Valor on Washington is a proposed development on the 1400 block of East Washington, also known as the Messner property.

The development will focus on providing housing for veteran families, of which there are over 8000 veteran households with children in Dane County. The proposal is for 59 units in a mix of affordable and market rate. There would be a preference for veterans, but the units would be open to non-veterans as well.

50 affordable, with 9 market rate. There would be a lot of 2, 3 and 4 bedroom units for families.

There will be social services provided by Lutheran Social Services onsite, as well as services from a veteran organization called Dryhootch. The developer is Gorman USA, which is known for affordable housing projects. Financing is contingent upon WHEDA approval, which is announced in the spring.

Questions are raised regarding a large firewall facing Pascuals. It is needed for the design due to a zero lot line and the potential for development of the property next door.

Bob K. raises a question about open space. The lot has over double its zoning required open space.

Bob K. asks a question about HVAC from the garage - it has been sited to be furthest away from the nearby residential systems. He notes that split systems are not

Joey Hoey - a neighbor - Asks the Council to not approve the project. He was part of the steering committee. His main objection is that the development is a large block that will stick out

against the single family homes on the block. He would support a development that had only 30 units, or was broken up more to not be a block.

Karla says she is voting against the project based on the design. She doesn't want any houses in the neighborhood to ever be removed, and encourages the Council to support not allowing any homes to be removed.

The committee has a discussion on height concerns. The property is zoned for up to 8 stories, but it is currently proposed for only 6 stories.

Bob K. moves to support writing a letter of support for the proposal. Cameron Seconds.

Patty notes she is in support of the project to see something positive come from the Messner site and the interaction the neighborhood has gone through with the City.

Cameron notes he supports it due to growing the unit base in Madison to compete against rising rents.

Senay supports Cameron's comments.

Jonny wants in the letter more stormwater retention as well as a request for funding for traffic calming.

Patrick is not concerned about the height. He notes the steering committee supported the height of the building when it was only 6 feet shorter, with the parking garage underground instead of above ground.

Bob K. notes he is inclined to vote against the project from a procedural perspective. He would like to see more step down design throughout the process.

Patrick notes that TLNA has generally been in line with the city on proposals and he worries that if we start veering too far off that path, it might make future relationships with the city a little awkward.

Jonny wants to add an amendment that we write a letter requesting more water management and \$15,000 in traffic calming conditions.

Seconded by Senay. Amendment passes.

Motion Vote - To write a letter of support for the project.

Motion Passes by a Majority.

1 Abstention - Jessi.

3. Update on Tenney-Lapham Corporation and potential merger.

This discussion is on the possibility of making TLNA a tax-exempt organization. Foley and Lardner is representing us pro-bono for TLNA to merge with Tenney-Lapham corporation. The merger would allow us to continue to accept donations. We would need to change our bylaws and require the TLC's bylaws. See attachment for details.

Senay moves to adjourn. Seconded by Bob K.