

TLNA Meeting Minutes  
Thursday, October 10, 2019  
Festival Foods, 7 PM

**Present:** Patty Prime, Cameron Field, Keith Wessel, Martha Classen, Alder Patrick Heck, Jesse Mulhall, Andrew Serri, Meghan Conlin, Nick Crowley, Anne Sullivan, Martha Classen, Elena Satut Duncan, Madeline Kasper,

Absent: Marta Staple, Jonny Hunter

Motion to approve September minutes - Bob Klebba, Seconded by Meghan Conlin

Special Meeting on Salvation Army Project

TLNA Council has already had a steering committee hear comments from the public as well as a number of other options for public input, including email comments.

Agenda:

1. Presentation of Salvation Army

See attached redevelopment proposal.

2. Public Comments

Many public comments about a lack of security and lack of funds to create any adequate improvement in safety and security.

The discussion of safety and security is focused on the immediate space and block, not the neighborhood that feels the impact.

One commenter wants SA to include operations and security plan as part of the conditional use permit approval process.

3. Council Deliberation

President Patty opens the conversation saying TLNA has had a lot of development over the years, and a lot of our power is in the conditions we ultimately deliver to the city.

**Andrew Serri moves** to oppose the project and include conditions in the letter if the city moves forward with our project despite our opposition.

Cameron seconds.

Bob Klebba wants to be neutral on the project and work with the city and the SA.

Martha is not in support of the motion. She wants to submit the final report the sub-committee has produced and that is it for TLNA input.

Andrew Serri notes he thinks we should oppose the project because that is what we have heard from the neighborhood. He also notes that approximately 25% of Madison's affordable housing for the whole city will be within 4 blocks of SA if this goes through. He quotes a peer reviewed study that affordable housing generally does not decrease property values. However, he mentions the study notes property values decrease when management of affordable housing is poor, and when affordable housing developments are clustered. He notes these two factors apply to the SA project.

Patty notes she wants to have

- security 7 days a week as a condition.

Meghan wants a condition

- requiring lighting on any open areas on-site, and increased lighting on Mifflin, Blount, East Washington.
  - Some members comment the entire neighborhood needs increased lighting as the crime from SA clients is not centered to just the SA block.

Marta wants to include

- the conditions in the subcommittee report.

Bob requests an

- operation and security plan be required as part of the CUP approval.

Cameron proposes the following :

- SA be required, as part of the CUP approval, to maintain a code of conduct agreement with each client that conditions access to facility on the client's behavior in facility and neighborhood;
- no guns or weapons allowed on site or in client's vehicles.
- no illegal drug use on site or in client's vehicles

Patty requests a condition that

- Access to the facility is restricted to protect parking and other open areas.

Elena requests a condition:

- a neighborhood engagement plan be developed to work with TLNA and immediate neighbors.

Meghan is in support of the project, she thinks the project overall is better than the status quo, has the potential to solve a lot of issues we are uncomfortable with.

Tyler proposes:

- the property capture and retain all stormwater on-site.
- All roof space be used for green roof space, solar panels, or gardening

Patty suggests more conditions:

- SA employees required to wear easy to identify uniforms.

- Establish an easy way to contact SA and make that contact information widely known and easy to find.

Question is called:

In favor 2

Opposed 9

**Matha moves** the council transmit the final report of the steering committee in its entirety including the conditions we just discussed as being the input of the TLNA on this proposal. We would be asking the city to include these conditions if the city approves the project.

Seconded by Bob Klebba.

In favor - 7

Opposed - 5

Motion carries.