

**TLNA Special Meeting Minutes**  
**27 October 2015 7:00pm**  
**Location: The Constellation, 10 N. Livingston St**

Draft submitted 8 Nov. 2015, modified 10 Nov. 2015  
 by Patrick Heck

**Chair Person:** Patty Prime

This meeting was a special meeting of TLNA requested by several TLNA Council members.

**Council members Present:** Patty Prime, Patrick Heck, Sue Babcock, Marta Staple, Jessi Mulhall, Steve Maerz, Steve Wilke, Sarah Herrick, Richard Linster, Bob Klebba, Keith Wessel, Mark Bennett

**Guests:** Danya Lanphear, Ellen Pincus, Karla Handel, Pat Kelly, Don Jones, Patrick Koehler, Michael Ryanjoy, Ed Jepsen, Joey Hoey, Cathy Gray, Terry Gray

<b>Agenda:</b>	<b>Actions/Discussion</b>
<b>1. Call to order</b>	1. Convened at 7:00pm with President Patty Prime chairing.
<b>2. Welcome</b>	1. Patty welcomed all and introductions were made
<b>3. Approval of Annual Meeting minutes – Patty Prime</b>	1. The minutes for the Annual Meeting, held on Oct. 13 at Taste of Tenney, <b>were unanimously approved on a voice vote.</b>
<b>4. Consideration of the County’s Proposal for a Day Shelter and Resource Center for the Homeless at the Messner property – Patty Prime</b>	1. Patty reviewed the proposal schedule as of today: <ol style="list-style-type: none"> <li>a. TLNA Steering Committee Meeting – 10/29.</li> <li>b. RFP for architecture design – due 11/3, decision by 11/10.</li> <li>c. County Board Meeting where vote to purchase will take place – 11/5.</li> <li>d. Site visit by applicants to operations RFP = 11/6.</li> <li>e. Target date to select operator – 12/31.</li> <li>f. Plan Commission considers proposal and Conditional Uses – TBD, but likely in early spring 2016.</li> </ol> 2. Patty mentioned the role of the TLNA Steering Committee – to evaluate the County's proposal for converting the site into a day center for the homeless. The committee will evaluate the County's proposal, as well as evaluate the City's need to grant conditional uses concerning the proposed usage of the property.           3. Richard Linster said that the work of the Steering Committee, TLNA and the neighborhood were difficult because we still don’t know who will be operating the shelter and how many clients will be served there. He wants to know if the TLNA Council will take a position.           4. Bob Klebba wanted to know when the Steering Committee will provide feedback to the TLNA Council so that a statement from TLNA can be

prepared for the County to consider.

5. It was mentioned that all available materials on the proposal, the process and neighborhood input are available on TLNA's development website: <http://www.tenneylapham.org/web-data/development/dayshelter.htm> that Bob Shaw is maintaining. Neighbors who send input to TLNA on the proposal will be asked for permission before their comments are published there – otherwise they will be anonymous.
6. Joey Hoey, who lives across E. Mifflin from the Tenney Day Care Center, criticized the County for not following their own process laid out in 2015 Res-072. If they would have followed that process, a good site could have resulted. Their lack of process is not what democracy looks like. He wants TLNA Council to oppose the site until the County follows their process. He is not opposed to the idea of a resource center and day shelter, but how can we trust the County to do what they say. He is also concerned about the budget not being enough.
7. Steve Wilke questioned the operations budget. He's heard that about 1/3<sup>rd</sup> of the budget will come each from United Way, the County and the City – about \$300k total. He doesn't think it's nearly enough. Similar shelters in the other locations have budgets of at least \$750k.
8. It is mentioned that in the Joint Homeless Issues Committee, they recently approved the site purchase, but the Porchlight representative on the committee voted no, as did Alder Marsha Rummel due to the lack of neighborhood involvement.
9. Cathy Gray said that she has lived in the neighborhood for 22 years. She thinks the changes in the neighborhood are all driven by real estate concerns. The County rushed into the purchase and it seems to be a fait accompli. She shares a driveway with a Housing Initiatives house and is subjected to bad quality of life issues. They have been responsive about a particular bad tenant of theirs, but she is concerned about the impact the proposed shelter will have when shelter clients interact with the tenants next door to her house. She wants to know what the operators will do at 5:00pm when the shelter closes – this should be part of the RFP process.
10. Danya Lanphear said that at 7:00am, there are a lot of children walking by the area – near the day care center and Lapham School. There are already people sleeping under the bridges and there will be more. There are areas with bad lighting along the river, near bridges. Where are the people going to be sleeping?
11. Ed Jepsen, who works with Friends of the Yahara, thinks the eastside of the river is still an area of concern for the City – they shouldn't assume it isn't fragile. The westside of the river is in better shape. The puzzle for the eastside has not been solved. Patty mentions that the shelter could have as many as 150 to 200 clients from what she understands. Ed adds that the shelter clients can come and go at will – some will stay in the neighborhood, some will have cars. They need a holistic approach to handling the clients after they leave – every night.
12. Cathy Gray suggests they use the empty grocery space at Northport.

	<p>13. Pat Kelly says the County is going to purchase the site, but we need to go on on record as opposing the purchase and the process. After that, the Plan Commission is where there is potential for impact.</p> <p>14. Karla Handel says she opposes the day center location. As a social worker, she knows some of the potential problems with the shelter. She's worried about many clients at a bus stop near closing time. She is concerned about safety in the neighborhood.</p> <p>15. Michael Ryanjoy, a 3-year board member from the Tenney Nursery and neighborhood resident, is the point of contact at the Nursery for the day center issue. He testified at the County Personnel and Finance Committee. He has example operating budgets from similar shelters; they start at \$750k and go up to \$2.4 million, many have fewer clients than the County's proposal has.</p> <p>16. Richard Linster says that it is a sham process and railroad job. He hopes the County will fess up and then make it a success. We shouldn't have to make the project a success – they should have to do it. They need to fix the process.</p> <p>17. After a complicated set of motions, half-motions, amendments and discussion, none of which were recorded or voted upon, the final motion made by Richard Linster was that the TLNA Council issue this statement:</p> <p>The Tenney-Lapham Neighborhood Association Council met on October 27, 2015 and voted unanimously to oppose the County's purchase of the Messner site for use as a permanent day shelter and resource center for the homeless.</p> <p>The County's failure to follow the comprehensive process outlined in 2015 Res-072 and the 2013 Homeless Issues Committee Report has left the neighborhood without the needed information to evaluate the appropriateness of this or any other site.</p> <p>After being seconded, <b>the motion passed unanimously by voice vote.</b></p> <p>Patty Prime agreed to send the statement to the TLNA listserv, the County Board and the media. Bob Klebba volunteered to provide Patty with a list of media contacts.</p>
<p><b>5. Adjournment</b></p>	<p>1. The Meeting adjourned at about 8:45pm</p>