

Tenney-Lapham Corp. (TLC): A Brief History

The Tenney-Lapham Corporation (TLC) is a separate entity from the Tenney-Lapham Neighborhood Association (TLNA), though their missions are very similar. TLNA is a political entity, since it lobbies the City Council in the interests of the neighborhood. TLC is a non-political entity holding "501-c-3" status with the IRS, which makes it a tax-exempt organization with the ability to accept tax-deductible donations, as well as federal funding, such as Community Development Block Grants.

STATEMENT OF PURPOSE (By-Laws, Article 2)

This corporation is organized for the following purposes:

- a. to stimulate investment in and promote the well-being of the Tenney-Lapham Neighborhood in the City of Madison through programs involving a partnership of neighborhood residents, the business community, and representatives of local government, working together through a neighborhood-based, non-profit corporation.
- b. to engage in any activity incidental or conducive to the attainment of the purposes of this corporation.
- c. to engage in any activity that lawfully may be conducted to the attainment of the purposes of this corporation under Chapter 181 of the Wisconsin Statutes.

HISTORY

- 1979** Incorporated May 1 as a tax-exempt (501/c/3), non-profit corporation, after conclusion of the first Tenney-Lapham neighborhood planning process, which was funded by the City and CDBG (Community Development Block Grant) Commission, in order to facilitate acceptance of federal funding and implementation of neighborhood improvement projects (similar to Commonwealth Development Corp. in Marquette neighborhood).
- 1980** First CDBG grant received (\$32,000); TLC Housing Services Program office opened in Lapham School (after its closing in 1979); mission: 1) promote rehab through existing funding sources (public & private), 2) survey owners/tenants on status of housing conditions, 3) facilitate public and private incentive programs for building improvement and weatherization.
- 1983** Second CDBG grant received (\$80,000) to establish Intervention Buying Program (IBP), providing low-interest, partial mortgage loans to renters purchasing their residence and making improvements; Tenney-Lapham loses CDBG target-area status due to 1980 census results which push it over average income-eligibility requirements. (CDBG funds could no longer be used for general neighborhood-wide projects, only those targeting income-eligible residents.)

- 1984** 3rd CDBG grant received (\$67,000) to establish Commercial Rehab Program, which purchases and rehabs properties in East Johnson business district (total budget: \$180,000); 827-835 E. Johnson properties purchased under limited partnership known as Xenon's First with anonymous limited partner; 831 lot sold to Shimanski Realty for development (Begonia's--later Sophia's--Bakery and apartments); Mildred's Sandwich Shop (827) and apartments rehabbed completely; minor rehab on 835; office closed.
- 1990** Commercial Rehab Program liquidated: 835 sold to owner-occupants; 827 sold to Midred's owner; loans paid off; remaining funds repaid to CDBG; Xenon's First partnership dissolved; last of IBP loans repaid and money returned to CDBG.
- 1991** TLC becomes tax-exempt repository for Tenney-Lapham Parks & Schools Fund, accepting tax-deductible donations from members and distributing funds to schools in attendance area and "People for Parks" program (which receives matching funds from Madison Parks Div.) for park improvements (trees, benches, playgrounds).
- 1993** Tenney-Lapham neighborhood receives CDBG target-area status again, based on 1990 census results; TLNA applies for and receives "concentration neighborhood" funding for second CDBG planning process.
- 1994-96** Tenney-Lapham/Old Market Place (TLOMP) planning process undertaken in Census Tract 18 (North Blair Street to North First Street, including Camelot area); Steering Committee nominated by Alder Wallner and appointed by Mayor Soglin.
- 1997** TLC administers East Johnson Streetscape Improvement Project (banners and bike racks only--street lights installed by Madison DOT) with the last \$5,000 of CDBG funding from planning process; the first \$195,000 was administered by other tax-exempt Madison-based programs (Project Home, Red Caboose Day Care, Independent Living, Community Land Trust, Madison Development Corp., City of Madison).
- 1998-2005** TLC maintains East Johnson streetscape improvements on behalf of TLNA and East Johnson Business Association, who share equally in costs. Reserve fund (\$1000) is required by contract with the city, and city assumes insurance liability for the improvements. Damaged bike racks repaired and missing banners replaced. Tenney-Lapham Welcome Sign replaced with matching funds from Community Enhancement Program grant and TLNA in 2002. City assumes insurance liability for the Welcome Garden, which sits on city-CDA (Community Development Authority) property. Bike-shaped racks at Norris Court Market removed and re-installed during rebuilding of Paterson Street in 2003.

TLC BOARD OF DIRECTORS (re-appointed by TLNA in 2002, positions elected by TLC):
 Pres: Ken Zielske, VP: Sheryl Theo, Sec-Treas: Rob Latousek, Mary Lang Sollinger, Dick Walker

2008 Previous board members resign and TLNA Council appoints a new board as follows: Cheryl Wittke, President; Bob Kasdorf, Vice-President; Patrick McDonnell, Secretary/Treasurer.

TLC partners with the Tenney Park Shelter Group to act as 501(c)(3) agent for community fundraising for construction of a new Tenney Park Shelter.

2012 Fund raising for the park shelter is completed with over \$300,000 turned over to the City of Madison.

2014 City replaces all of the bike racks on E. Johnson. Business district banners are removed.

2015 TLC acts as 501(c)(3) agent for the TLNA Tenney Trees fundraising effort to treat and save City-owned ash trees in the Tenney-Lapham neighborhood. \$6721 is collected and turned over to TLNA.