

## Madison Plan Commission

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**From:** Melanie Fox <melaniefox9999@gmail.com>  
**Sent:** Friday, February 2, 2024 5:01 PM  
**To:** Michael Zink  
**Cc:** Madison Plan Commission; Nicole Schell; Eric Dodge; Greg Stewart  
**Subject:** Re: Conditional Use Permit Application Docket B2CU-24-4

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Joe,

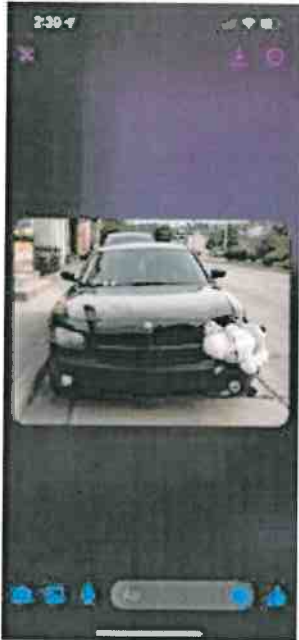
I also cannot attend this meeting in person. Eric will be representing our LLC who was notified about this proposal there. However, I wanted to add some additional information and context to what Michael has shared below. To say that I vehemently oppose this application would be an understatement.

1. Ms. Jenkins organization's board is entirely comprised of family members, none of whom appear to have any experience in creating or maintaining a boarding house or homeless shelter (their occupations on their LinkedIn profiles indicate that the two other board members occupations are "even planner" and an administrative assistant). Ms. Jenkins appears to operate a home health care service that uses the same address as Madison Christian Health and Development Service, INC. At least one obituary in the Courier also described this address (which is owned by her sister and is zoned residential) as a nursing home that the deceased person was living in at the time of their death. While I applaud interest in solving homelessness in Madison, this is not something that can be done as a hobby and requires an understanding of the multilayered needs of the unhoused. In the multiple articles in the Courier related to her stalled and delayed attempts at renovating homes, she makes it seem that she recently came into possession of these properties. However, 524 Jefferson, 705 Walnut, and 921 Walnut were all deeded to her from the Church where her father and mother served, and in some cases those were deeded from her father and mother to the church. Her involvement in these properties appears to be longstanding, and the record of these properties is telling.

2. Ms. Jenkins property at 524 Jefferson has had a long string of issues going back the 10 years we have lived at 520 Jefferson, including multiple waves of squatters/tenants. It is not clear what their actual status is given that 1) as the application states the building is not currently habitable, 2) they have a tendency to show up suddenly and to vacate suddenly. For example, when there was a fire at 522 Jefferson, one set of squatters/tenants that was there in April 2021 attempted to kick down the door of 522 Jefferson when it caught on fire, and then were seen fleeing 524 Jefferson with their suitcases as police and fire trucks showed up. Soon thereafter, a man by the name of Dana Hodge, who went by the street name "Dingo", started occupying 524 Jefferson. Despite our many, repeated calls to the city and police about his presence, they went unheeded. During his occupation of 524 Jefferson, we caught him stealing things from us multiple times on our Ring camera. This includes one incident where he attempted to steal the Ring camera. He urinated many times on our property. He threatened physical violence against me repeatedly. When Ms. Jenkins finally, after several months, took action about the squatters, the dumpster that was rented to clear out 524 Jefferson St remained and caused issues with odor and vermin for some time. However, Mr. Hodge remained behind on our street, living outside of our home in a car (see photo below). The city finally towed the car after weeks of calls from both us and the Zink/Stewart household but Mr. Hodge remained behind until his death. It is a remarkable coincidence

that Mr. Hodge's body was found murdered in the backyard of 705 Walnut, which is a property also owned by Ms. Jenkins organization (which has been the subject of complaints regarding her lack of progress in her attempted rehabilitation of that 705 Walnut). It is a remarkable coincidence that this is not even the first time the body of a deceased homeless person has been found outside of a property she was affiliated with (see information about 921 Walnut below).

3. Speaking of 705 Walnut, there appear to be several articles from this past summer regarding complaints from neighbors about this renovation, its lack of progress, and its disturbance to the neighborhood. There appears to be a poor history with this organization being able to follow through with planned renovations in a timely, safe, and non-disruptive manner. Given the extensive renovations that would be needed to make 524 Jefferson safe for humans to occupy it, we are looking at months of renovation work. Given the lack of access to the home from the street to the rear of the home, where the application indicates what little renovation is even planned for the home, this is likely to require blocking all or part of the street in front of 520, 522, 524, and 526 Jefferson for months, or blocking off access to Gerry Ln behind the home entirely. Either of these would be disruptive to our residence. In addition to being disruptive to us, blocking Gerry Ln would be disruptive to our tenant at 314 E. Fourth street.



4. The only reason we received notice of this application was because it was sent to us as the owner's of the LLC that operates 314 E Fourth as a rental property. We never received any notification based on our residence at 520, despite the fact we would be materially affected by the application, so I do not believe that even the application process has been followed correctly by Ms. Jenkins. The application is also vague as to occupancy/capacity. Unlike the neighboring halfway houses, which have in their bylaws capacity limitations and restrictions on inhabitants prohibiting residents with sex offender status, there appears to be no such limitation for the proposed homeless shelter/"boarding house" at 524 Jefferson. As the parents of young children, this is particularly troubling.

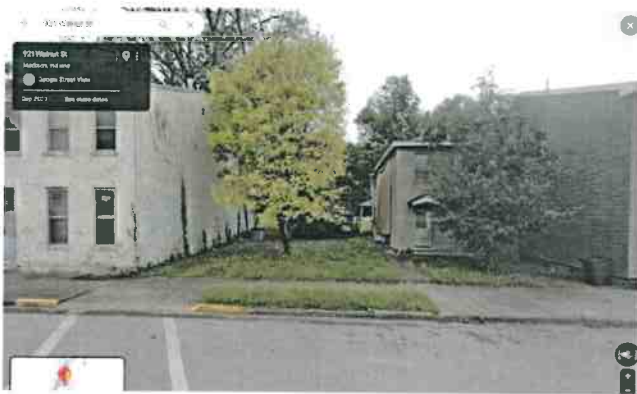
5. Speaking again of properties on Walnut street, there is another property owned by the organization on Walnut (921 Walnut). Is a single individual operating, on their own, a small business, a non-profit, and several other incomplete renovation projects capable of adding an additional project? The "non-profit" Madison Christian Health and Development Services, INC filed a 990-N, which indicates they have less than \$50,000 in revenues, which I believe the \$20,000 grant she received from Indiana Landmarks and the PACE grant she received would include. Their website [www.madisonchristianhealth.org](http://www.madisonchristianhealth.org) is no longer operational. Given that Ms. Jenkins also appears to have a personal history of foreclosure, based on

News of Record entries in the Courier, it does not appear that she or her organization have the financial wherewithal to complete all of these renovations.

This is how 921 Walnut appeared in 2006, another time that a body was found on a property she was associated with. That man was also unhoused:



This is how 921 Walnut appears as of September 2023. It has gotten worse, not better:



6. What little rehabilitation we have seen this organization do is not up to code. In the photo from google maps taken below, you can see the photo (sep 2023) of the staircase that was put in to replace an evenmore dangerous staircase. At one point, Ms. Jenkins had housed her own elderly mother (the one who has been owner of many of these properties prior to Ms. Jenkins) in this building. In addition to the issues that Michael described, we have had hypodermic needles, pipes for smoking crack/meth, human feces, and urine dumped on our properties from visitors and “residents” of this building and 524 Jefferson. Moreover, there have been may police calls to this building, including an investigation which I had to answer police questions about after a child around the age of three years old was left unsupervised and went down this staircase in the middle of the night and was found wandering nearby.



Given the applicant’s history with properties, it would be a failure to the community to allow her and this “organization” to undertake something they are clearly incapable of doing.

If you have any additional questions, please do not hesitate to contact me.

Melanie Fox  
520 Jefferson  
812-801-6287

On Feb 2, 2024, at 1:30 PM, Michael Zink <mvzink@gmail.com> wrote:

Hi Joe,

This is Michael Zink at 514 Jefferson St. I will not be able to attend a meeting in person, but I would be happy to set aside time to participate via Zoom or conference call. I have also included Nicole Schell on my reply. I would like to clearly share the following:

Based on the history of how Ms. Tirrie Jenkins has handled her properties and her "tenants"/squatters, I am vehemently opposed to her conditional use permit or any permit on any of the properties that her organization, the Madison Christian Health and Developmental Services, INC owns in Historic Madison (unless it is a certificate or permit to repair or restore the structures). This is someone/organization that has forced the neighbors, mostly private residents, on Jefferson, East Fourth, and Walnut Streets to manage her properties for her by contacting the police and city when there are disturbances, fighting, drunken disorderly people, cars blocking the alley. Because I will not be available for an in person meeting - please allow me to share a few experiences I know about below (I do have more)-

1. Not securing the property and allowing a group of squatters to collect items from the community and store them in the house. During the clean up the dumpster could be smelled as far away as Third Street and the man known as "Dingo" continuing to loiter around Jefferson Street pulling items from the dumpster and storing them in his inoperable car. He threw beer cans, cigarette butts, and other trash in front of our home and into our side yard. He also urinated by our front stoop. He was stealing packages from people's homes on Jefferson Street. He proceeded to threaten our neighbor and was arrested. I believe he ended up being murdered at another one of the organization's properties.
2. Next, allowing "Bobby" to stay in the property (the garage apartment on the back of the property). Bobby was a nice guy and loved to drink alcohol all day everyday, and that was not really an issue for us. His "friends" and company were the issue. They would get into arguments in and outside the apartment and his drinking might also be an issue for the people in the surrounding properties that are trying to maintain their sobriety (Jefferson House). Bobby ended up moving to California.
3. After Bobby left there were several arguments in the alley about who was getting his apartment and this went on for some time (Ms. Jenkins was not present for any of these disputes and I believe she lives in Hanover not Madison). The group that moved into the apartment had regular domestic disputes that would go on for hours. They also had a dog

that would escape regularly. There was an increase in litter and trash in the alley and discarded shopping carts. More importantly, the condition of the garage apartment is NOT appropriate for occupancy because of the structural integrity of the steps and handrail. The people that were staying there would also park their cars and trucks in the alley blocking traffic including a man that regularly takes his electric wheel chair down the alley because there is no ramp on the other end of the sidewalk on Jefferson Street. Eventually, I believe, Ms. Jenkins was ordered to secure the property and they moved out. Guess what happened? There was an elimination arguments, shopping cards, and litter in the alley and no one was parking there anymore!

I have no problem with an organization wanting to help our homeless population; in fact, I applaud it! However, when doing so they should do it safely, and it should not be negatively impacting the community and other residents in the area. Mayor Courtney has stated that focusing on reducing and eliminating blight will continue to positively impact our historic districts. Ms. Jenkins, as the director of her organization, should work on first restoring and rehabilitating her properties to make them inhabitable for humans. Create a plan on how she will make sure there is someone at the properties at all times to manage, repair, and be responsible for what is happening in these buildings. She and her organization is failing the history of her properties and failing the community by allowing unsafe buildings to continue to deteriorate and blight our community.

If you have any questions or need further explanations please feel free to reach out to me.

Thank You,  
Michael Zink  
514 Jefferson Street  
Madison, IN 47250  
(859)388-0712

On Feb 2, 2024, at 8:42 AM, Madison Plan Commission  
<MadisonPC@madison-in.gov> wrote:

Greta! I have time set aside accordingly. We will see you about 2pm next Thursday here at City Hall. Feel free to let me know of any other questions or concerns in the meantime.

Respectfully,

Joe Patterson  
Associate Planner  
Office of Planning, Preservation, & Design  
City of Madison  
101 W Main St  
Madison, IN 47250  
Office: 812-265-8324