



Talbot County Senior Citizens Task Force

Thursday, December 11, 2025, at 10:00 a.m.
Talbot County Health Department
510 Cadmus Lane, Easton

Archived recording of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://talbotcountymd.gov/MeetingVideos)
(talbotcountymd.gov)

Attendance:

R. Andrew "Andy" Hollis	The Honorable Robert Rankin
Shannon Joyce	William E. "Bill" Wieland
Julie Lowe	The Honorable Robert C. "Bob" Willey
Jennifer Marchi	Nancy Andrew
The Honorable Lynn Mielke	Shalunda Collins
Michelle Nichols	Guest: Erin Andrew, Talbot County DSS
Carrie Ottey	

- 1. Call to Order**— The meeting was called to order at 10:11 am after working through technology issues.
- 2. Meeting Minutes** – The minutes of the November meeting were approved with the correction of Rachael Cox's name. Motion by Robert Rankin. Seconded by Julie Lowe.
- 3. Old Business**— Member Roster: Lee Newcomb to be added representing Talbot County Department of Social Services – Adult Services. Lynn Mielke will determine if this requires Talbot County Council approval. Erin Andrew will be the back-up DSS representative. Andy Hollis had reached out to Father Nash of Saints Peter and Paul as discussed last month. Jennifer Marchi stated that the task force would think on that decision to reach out to him again and revisit the conversation in January. Correction for the roster: Ms. Mielke's phone number.

Vote 10-0-0-1

FOR: 10 - Hollis, Joyce, Lowe, Mielke, Nichols, Ottey, Rankin, Wieland, Willey, Marchi

AGAINST: 0

ABSTAIN: 0

ABSENT: 1

4. New Business

- 53
- 54 a. Starting January 2026, Task Force meetings will run from 10-11:30am.
- 55 b. The Task Force decided to keep the virtual option for the public and for members
- 56 who are otherwise unable to attend.
- 57 c. At the January 2026 meeting, the Task Force will review program data and in
- 58 February may consider broader data sets.
- 59 i. There was agreement to start a subcommittee on data. Julie Lowe,
- 60 Shannon Joyce, Carrie Ottey, and Department of Social Services agreed to
- 61 serve on this committee with Nancy Andrew facilitating.
- 62

63 **5. Work Session**

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- 65 a. The meeting moved into a work session to review and recap the data/info that the
- 66 task force should go over to inform their efforts.
- 67

68 Toward the goal of presenting a report to Council by June 2026, additional

69 subcommittees will be considered at the January 2026 meeting, such as a shelter

70 project and longer-term housing solutions/real estate. Overall, there was

71 consensus around the importance of identifying some quick, actionable wins to

72 create forward momentum.

73

74 The group agreed to invite Ken Kozel, CEO of the University of Maryland Shore

75 Medical Center, to attend a Task Force meeting for a discussion about the S.

76 Washington Street property. Robert Rankin and Lynn Mielke will collaborate on a

77 letter to invite Mr. Kozel to the next meeting.

78

79 Bill Wieland will provide information on Tax Incremental Financing as a possible

80 strategy for consideration.

81

- 82 b. The work product from this session is included as an attachment to these minutes.
- 83

84 **6. Next Meeting-** Thursday, January 8, 2026, from 10:00am -11:30am at the Talbot County

85 Health Department. The agenda will be posted to the county website.

86

- 87 a. Community members may sign up for email updates and stay informed about the
- 88 ongoing Talbot County Senior Citizens Task Force process at
- 89 [Senior Citizens Task Force - Talbot County, Maryland](#)
- 90

91 **7. Adjournment-** The meeting adjourned at 11:05am.

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93

OUR NORTH STAR – Task Force Purpose:

Senior citizen homelessness and housing insecurity including the intersectional challenges that contribute to housing insecurity.

WORK SESSION NOTES

1. WHAT WE NEED TO LEARN

REPORTS AND RESOURCES to be considered:

- Upper Shore Aging - Needs Assessment
- Neighborhood Service Center – Community Needs Assessment
- Mid Shore Behavioral Health – Point in Time Survey
- MSBH – Hub Regional Community Needs Assessment
- Talbot Family Network – Annual Data Review
- Salvation Army – Strategic Plan
- National Center for Smart Growth - [MD Housing Needs Assessment Update](#) pg. 98 (c/o project team as a resource)
- Talbot 2026 Comprehensive Plan update – draft housing chapter
- Easton Comprehensive Plan update
- Easton Attainable Housing Report

DATA NEEDED

- Data subcommittee members - Julie, Shannon, Carrie, Erin/Lee DSS, and Nancy
- The task force needs to get current waitlist and eligibility for senior housing properties.
Estimated waitlist times:
 - St. Marks Village- 6-7 year waiting list
 - Hambleton Village- 1 year waiting list
 - Asbury Place-1 year waiting list
- Collect information from projects in progress such as:
 - St. Marks United Methodist Church - second property
 - FELLO – Easton projects
- Develop a land inventory / properties of interest (e.g. hospital, old TCHD site) – look at Easton’s Attainable Housing Report
 - Presentation by architect Jay Corvan (event held at Brookletts Place) – check on for useful information

- Food pantry data on need/people being served such as: Neighborhood Service Center, Tilghman Pantry, Brookletts Place including Meals on Wheels and pantry with St. Marks, St. Vincent de Paul, and St. Michaels Community Center

2. GOOD IDEAS FROM OTHER COMMUNITIES

- Old Harford County hospital property (manufactured units similar to Hype Park)
- Tax Increment Financing

GLOSSARY & DEFINITIONS

Define “Senior Citizen”- what does it look like and what does it mean?

Homeless – situational and permanent

Low or no barrier shelters; high barrier shelters

Manufactured housing