

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, January 9, 2017; Buchanan Center Conference Room, 1195 SW Buchanan

TENTATIVE AGENDA:

- I. Welcome
- II. Philicia McKee, Topeka/Shawnee County Keep America Beautiful
- III. 2017 NIA Elections
 - A. NIA Officers
 - B. Citizens Advisory Council Representatives
- IV. Presentation: Alice Weingartner, GraceMed Health Clinic, on its Acquisition of the Former Huntoon Dillon's
- V. Stages of Resource Targeting (SORT) Application, City Council Vote (SORT targets certain funds to 2 NIAs; see pg. 2 of meeting packet for more information on what the SORT is and does; copy of the NIA's application available for review)
- VI. Adoption of Agenda
- VII. Approval of November 14, 2016 General Membership Meeting Minutes (pgs. 3 - 4)
- VIII. Reading and Acceptance of Treasurer's Report (pgs. 5 - 6)
- IX. Reports of Officers (pg. 7)
- X. Community Policing Report (Ofc. Diehl Phone: 368-9464; E-mail: mdiehl@topeka.org)
- XI. Property Maintenance Report: Dennis Boyles (Phone: 368-3166; E-mail: dboyles@topeka.org)
- XII. Citizens Advisory Council (CAC) Report: Donald Fortin
- XIII. City Council Report: Karen Hiller
- XIV. Old Business:
 - A. Demolition of 1194 SW Lane
 - B. Habitat House in first 1200 block of SW Buchanan
 - C. International Academy Update: Sandy Lassiter
 - D. Topeka JUMP Update: Joyce Revelly
- XV. New Business:
 - A. Proposed Food Market on the South Side of the 1300 block of SW Huntoon (pgs. 8 - 9)
 - B. 2017 NIA Goals (separate page; please complete and return to the HCCI front window, Buchanan Center)
- XVI. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends:
 - A. Recognitions from Meeting Attendees
- XVII. Announcements:
 - A. Living the Dream, Inc. Martin Luther King, Jr. Week: Sun., Jan. 8 - Mon., Jan. 16, 2017. (pgs. 10 - 11)
 - B. Neighborhood Relations Programs: (1) *Emergency Program*: Intended to help homeowners make repairs to immediate health or safety hazards, (2) *Accessibility Program*: Provides modifications to residential homes for owners or tenants with disabilities. For more info. or to apply, please call 785-368-3711
 - C. Next Meeting: 6:30 p.m., Mon., March 13, 2017, Buchanan Center, 1195 SW Buchanan
- XVIII. Adjournment

Tennessee Town on the Internet! Website: <http://tenntownnia.weebly.com> (all NIA meetings, activities posted)
Nextdoor Tennessee Town: https://tennesseetown.nextdoor.com/news_feed/
E-Mail: tenntown@yahoo.com ● Twitter: [@tenntown](https://twitter.com/tenntown)

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Stages of Resource Targeting (SORT) Application:

In addition to the myriad programs available through the city of Topeka's Consolidated Plan for income-qualified individuals, families and neighborhoods (<http://www.topeka.org/HND/>), the city also makes available to two target areas (Neighborhood Improvement Associations) its Stages of Resource Targeting, or SORT. NIAs, of which at



least 51% of their populations must be at or below 80% of Area Median Family Income*, can biennially apply to be one of the two city-designated SORT neighborhoods. Those two areas qualify for targeted Consolidated Plan funds, as well as local funding through the city's Neighborhood Infrastructure program, which makes available approximately \$1.4 million for improvements like streets, sidewalks/curbs, lighting, and sewers/wastewater. The North Topeka West and Hi-Crest NIAs were designated SORT neighborhoods during the last cycle.

This year the SORT application process will lead to the selection of two new NIAs for activities in 2017-2019. According to the city's Department of Neighborhood Relations, the coordinating agency for the initiative, the focus during 2017 will be planning. This may include the adoption of a neighborhood plan or the revision of an existing plan (which also would involve the city's Planning Department). (The two) new areas then will be eligible for funding as a target area in 2018 and 2019, subject to appropriations.

The impact of targeted funds can be immense. Tennessee Town was a SORT neighborhood before there was even a SORT program. From 2001-2006, Consolidated Plan resources, resources from other local housing providers like Topeka Habitat for Humanity and Topeka City Homes, and efforts by neighborhood stakeholders like the Topeka Housing Authority; Housing and Credit Counseling, Inc.; Cornerstone of Topeka, Inc.; Asbury-Mt. Olive United Methodist Church, and Faith Temple Church of God in Christ began the transformation of our neighborhood from being entirely "intensive care" to being a majority "outpatient" neighborhood by 2011.



For more on the SORT and its past impacts in Tennessee Town, please go to the NIA's website at <http://tenntownnia.weebly.com> (scroll down at the homepage).

At the Dec. 7, 2016 Citizens Advisory Council (CAC) meeting the body recommended that the Tennessee Town NIA be one of the two SORT NIAs for 2017-2019. The Topeka City Council is slated to vote on the CAC's recommendation at its Jan. 10, 2017 meeting, held at 6 p.m. at the city council chambers, 215 SE 7th. The NIA encourages as many people as possible to attend that meeting and show their support for Tennessee Town's SORT application!

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Minutes of November 14, 2016 General Membership Meeting:

Attendees: President Michael Bell, Vice President Patrick DeLapp, Secretary-Treasurer Sandra Lassiter, Barbara Scott, Zachary Scott, Donald Fortin, Joyce Revely, TPD Officer Michael Diehl, Phyllis Phelps, Emma Ray, Shawnee County Parks and Recreation's Darrell Stewart, Leroy Wedeking and Karen Hiller

Bell called the meeting to order at 6:38 p.m.

Adoption of Agenda as amended: Add under New Business : Darlene Palmer per Sandra Lassiter to announce the suggestion for a memorial sign to be posted on Buchanan Street for Pastor Augustus Pearson. Emma Ray moved adoption of agenda as amended : Zachary Scott seconded the motion. The motion was approved

Community policing report: Officer Diehl gave the report. He presented stats on neighborhood robberies, specifically in the 1100 block of Washburn. Donald Fortin expressed concerns that the officers' reports are not complete. Some concern with a shooting activity at 1100 Fillmore. Diehl distributed license plate screws.

Discussion occurred on the NIA's SORT application. Darrell Stewart shared information on Parks and Recreation and how his department could help us by acquiring the Lane Garden and making improvements there, regardless of whether the NIA is designated as a SORT target area. He discussed the types of parks and amenities available. He also discussed how all parks in the city are being evaluated.

Bell asked for input on the NIA's SORT application, of which 2 copies were distributed for review. *Fortin moved approval of the NIA's SORT application. Emma Ray seconded the motion. The motion was approved.*

Discussion occurred on the former Huntoon Dillon's closure. She said an offer is being considered to occupy the space with the knowledge that the community needs pharmacy, groceries, especially fresh produce, community space and retention of the Aaron Douglas Park. She said the offer does not involve another grocer. Also, continuing to meet with CentralStrong Topeka.

Approval of September 12, 2016 NIA meeting minutes: *Fortin moved approval of the minutes as presented. Zachary Scott seconded the motion. The motion was approved.*

Acceptance of Treasurer's Reports: The NIA's Operations and Communications Budget and its donations' account at Envista were presented. *Ray moved acceptance of both reports. DeLapp seconded the motion. The motion was approved.*

Discussion of the Reports of Officers occurred. Bell discussed the pre-development conference that he, DeLapp and Fortin attended on Nov. 1, 2016, at Neighborhood Relations. Fortin said the Citizens Advisory Council (CAC) would review all submitted SORT applications at its Dec. 7, 2016 meeting. Fortin also said the CAC had discussed ways to make the CAC relevant again.

Property Maintenance report. Dennis Boyles was unable to attend the meeting. Lassiter said the Lewis house, at 1129 SW Lincoln, was slated to be demolished in November. She said the Lewis house and the Living the Dream, Inc. house, at 1149 SW Lincoln, both were unsecured.

Fortin moved to extend the meeting thru new business. Zachary Scott seconded the motion. The motion was approved.

City Council report: Karen Hiller spoke about the city's Capital Improvements Budget, the vote coming up on Nov. 15, 2016 to send out a RFP regarding the open city manager's position and the open police and fire chief positions. She said public input would be sought on filling all 3 positions.

Bell said the NIA's would celebrate its 40th anniversary in December and a recognition could happen at the NIA's holiday party.

Bell discussed the Habitat for Humanity groundbreaking that occurred on ? in the first 1200 block of SW Buchanan. He said the foundation already was being worked on and that the NIA and Habitat still were pursuing finding land for a 2nd Habitat house.

International Academy update: Lassiter said there were 24 children currently enrolled. She said Dr. Baker recently had donated violins and that the kids had greeted veterans.

Neighborhood Clean-Up update: Bell said Neighborhood Relations had informed the NIA that the dumpsters provided for this year's clean up were hardly used. He said next year the NIA might consider doing something different, including using smaller dumpsters or trucks.

Topeka JUMP update: Joyce Revely said the group is looking at community problems, the Affordable Housing Trust Fund, and doing transportation research so that people living in areas like Montara can afford to be transported to and from home.

Tennessee Town NIA Holiday Party: Discussion occurred. A time, date and location were decided: 4 - 6 p.m. on Sat., Dec. 17, 2016 in the multipurpose room at Faith Temple Church. *Fortin moved those arrangements. Ray seconded the motion. The motion was approved.*

Plaque recognizing former Shiloh Baptist Church Rev. Augustus Pearson: Lassiter said that Shiloh's Darlene Palmer said the church is seeking to recognize Rev. Pearson through having a plaque memorializing the first 1200 block of SW Buchanan in his name.

Fortin moved adjournment. Ray seconded the motion. The motion was approved.

The meeting adjourned at 8:26 p.m.

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Treasurer's Reports for January 9, 2017 General Membership Meeting: Operations/Communications Budget

Tennessee Town NIA 2016 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-16	▶	▶	▶	\$1,500.00
2-9-16	1	Reimbursement to Emma Ray for NNO	\$50.00	\$1,450.00
2-26-16	301	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.08	\$1,425.92
2-26-16	301	Postage for Meeting Notice Cards	\$80.77	\$1,345.15
4-28-16	301	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.08	\$1,321.07
4-28-16	301	Postage for Meeting Notice Cards	\$77.44	\$1,243.63
7-22-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$1,219.47
7-22-16	302	Postage for Meeting Notice Cards	\$77.44	\$1,142.03
8-29-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$1,117.87
8-29-16	302	Postage for Meeting Notice Cards	\$77.44	\$1,040.43
8-5-16	1	KS Rental, Basketball Tournament	\$95.00	\$945.43
8-5-16	1	Your Hometown Inflatable	\$225.00	\$720.43
8-6-16	1	Darnall's Food & Party Events	\$225.00	\$495.43
8-26-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$471.27
8-26-16	302	Postage for Meeting Notice Cards	\$77.44	\$393.83
9-12-16	1	State of Kansas Nonprofit Renewal	\$40.00	\$353.83
10-20-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$329.67
10-20-16	302	Postage for Meeting Notice Cards	\$77.44	\$252.23
12-22-16	302	Printing (\$0.08 ea.), Postage for Meeting Cards	\$101.60	\$150.63
TOTALS:	▶	▶	\$1,146.17	\$150.63

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Treasurer's Reports for January 9, 2017 General Membership Meeting: Envista Account

Tennessee Town NIA 2016 Envista Account:			
Date	Transaction Type	Deposit/Withdrawal	Balance
3-27-16	Account opened	Deposit of \$5.00	\$5.00
9-22-16	Check from Working Men of Christ Ministries	Deposit of \$337.00	\$342.00
10-20-16	Payment of Lawyer's Title Closing Costs for 1192, 1194 SW Lane; Reimbursement of Pat DeLapp's Expenses Related to Closing Costs	Withdrawal of \$275.00 (\$200.00 for Lawyer's Title; \$75.00 for DeLapp's Expenses)	\$67.00
12-20-16	Emma Ray Donation	Deposit of \$5.00	\$72.02 (includes interest earned)
12-20-16	Payment of First Half of Property Taxes at 1194 SW Lane	Withdrawal of \$20.79	\$51.23

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Reports of Officers:

A. Citizens Advisory Council Meeting and SORT Application Recommendation:

Fortin, Bell, DeLapp, and Lassiter attended the meeting, held at 6:30 p.m. on Dec. 7 in the 1st-floor conference room of the Holliday Office Building, 620 SE Madison.

At this meeting the CAC members reviewed the 5 applications submitted for 2017 - 2019 SORT funding and recommended 2 NIAs for SORT designation. Those NIAs are Quinton Heights-Steele and Tennessee Town.

The city council, at its Jan. 10, 2017 meeting, will vote on the CAC's recommendation.

Land of Oz food market planned for central Topeka

Longtime resident launches GoFundMe campaign to fund building purchase
Posted December 27, 2016 01:18 pm - Updated December 28, 2016 12:30 pm
By Phil Anderson
phil.anderson@cjonline.com



A building in the 1300 block of SW Huntoon James Frager hopes to develop into Land of Oz Market for central Topeka. (Chris Neal/The Capital-Journal)

Since Dillons pulled out of its location at 1400 S.W. Huntoon this past February, leaving behind a vacant building and food desert, residents of central Topeka have wondered whether they would ever see another grocery store in their neighborhood.

Longtime resident James Frager, 33, who lives just north of the Washburn University campus, was among those who missed having the Dillons grocery store nearby.

“That was my go-to store,” Frager said. “It was for a lot of us.”

The area remains a “food desert,” usually defined as an urban area, often low-income, where it is difficult to buy affordable, healthy food because of a lack of grocery stores or other sources. While local leaders have hinted in recent weeks that an offer has been made on the vacant building, nothing has been formally announced.

Frager, however, isn’t waiting. He said he put in his two weeks’ notice to leave his job in information technology at Washburn University, where he has worked for seven years, to devote himself to developing the Land of Oz Market for central Topeka. He hopes to obtain funding and renovate a building to open for business in the next six months.

Frager said he has located a building in the 1300 block of S.W. Huntoon that he hopes to purchase. The sticking point, however, is the price: Frager said he needs \$65,000 to purchase the building, which previously housed a fur business and other small shops near the southeast corner of S.W. Huntoon and Lane.

The building is a stone’s throw from the former Dillons location.

Frager said he is willing to use his retirement funds to pay for renovations to the space, but he is asking that people support his effort to purchase the building by donating to [a GoFundMe account](#). As of Thursday afternoon, nearly \$800 had been raised toward the \$65,000 goal.

Frager said the store would be tailored to the neighborhood it serves, stocking small quantities of food products — including fresh meat and produce — that will move quickly. Classes on healthy cooking would be offered, along with a canned good-dry good exchange to help fight hunger and shoplifting. A donation-based before-school breakfast also would be available.

Frager said employees would be paid a “living wage” and receive health insurance.

The idea for the Land of Oz Market came to Frager as a result of having to go “a long distance to get anything.” He said he was fortunate to have a car in which he can drive a couple of miles to the nearest store, and he recognizes that not everyone has that ability.

“People like me with a car, we drive farther,” Frager said. “If you don’t have a car, you either hope you can catch a bus or you buy a frozen pizza at the gas station.”

Frager said he hopes the market will be able to stay open 24 hours a day to accommodate those who work jobs with varying shifts. He said he has an architect lined up to renovate the building and has visited with managers at Sam’s Club wholesale store “to do some bulk buying.”

He said he has been asked whether he was planning a store focused on natural foods. The answer is “no,” he said. “What’s most important to me,” he said, “is bringing in food people can afford.”

Frager said his Land of Oz Market concept isn’t for a nonprofit business, but he also wasn’t motivated just by the chance to make a profit. He said his overarching goal is to do something that would benefit central Topeka and the area north of Washburn University, where he has lived his entire life.

Frager said he is aware there are other food deserts in Topeka — something he hopes to address with additional Land of Oz Markets in those areas, if his first attempt proves successful.

“I’m envisioning at some point having a number of these stores in food deserts around the city,” Frager said. “This is not a problem just in my neighborhood. It’s across the city and across the nation, but we’ll start with my neighborhood.”

Events slated for Living the Dream's MLK Week in Topeka

Musical celebration gets activities started on Sunday afternoon

Posted January 7, 2017 05:52 pm - Updated January 8, 2017 12:57 am

By Phil Anderson

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Special events leading up to Martin Luther King Jr. Day on Monday, Jan. 16, are planned for this coming week in Topeka.

Activities include a Unity in the Community musical on Sunday, "Stop the Violence Day" for area students on Wednesday, and an annual banquet featuring an appearance Saturday by one of the Little Rock Nine — a group of black students who integrated an all-white Arkansas high school in 1957, defining a key moment in the civil rights movement.

Services will be held at local churches on Jan. 15 and 16.

John Nave, a board member of Living the Dream Inc., an organization that helps coordinate the Topeka activities, said it seemed appropriate that King's birthday is celebrated near the start of each year, with the national holiday set for the third Monday in January.

Nave said the national holiday honoring King "emphasizes where we need to be as a country and as a people." Its occurrence in January helps set the tone for the coming year, he said.

King was born Jan. 15, 1929. He would have been 88 years old in 2017.

Here is a rundown of Martin Luther King Jr. week activities in Topeka, which will revolve around the theme, "We Must Constantly Build Dikes of Courage to Hold Back the Flood of Fear."

Sunday, Jan. 8: Unity in the Community Day

A musical will be held at 4 p.m. Sunday at First Congregational United Church of Christ, 1701 S.W. Collins. Musical guests include the El Shaddai Ministries Praise Team, Ballet Folklorico de Topeka, Faith Temple Church Steppers, Faith Family Church Band, Standing Bear Intertribal Brotherhood, Jamie Cunningham, Obioma Nwakpuda, Dennis Rogers and Phillip "Brail" Watson.

Monday, Jan. 9, to Friday, Jan. 13: Respect for Elders and Preschoolers Week

Members of Living the Dream Inc. will present stories about King's life to Topeka-area preschool students during the week. Members also will deliver books and personal care items to Topeka-area senior centers.

Tuesday, Jan. 10: Educational Outreach Day

The 11th annual poetry competition for students in grades 5 to 12 will be at 6:30 p.m. Tuesday at Antioch Family Life Center, 1921 S.E. Indiana Ave. A reception will follow the program.

Wednesday, Jan. 11: Stop the Violence Day

Beryl New, principal of Highland Park High School, will speak to Topeka-area middle- and high-schoolers about making right choices, peer pressure, nonviolence and anti-bullying strategies at 9:30 a.m. Wednesday at Washburn University's Lee Arena, near S.W. 19th and Washburn Avenue.

Thursday, Jan. 12: Youth Day

"Drumming for the Drum Major" The Governor's Ceremonial MLK March will begin at 11 a.m. Thursday at the south steps of the Statehouse, 300 S.W. 10th. The march will be led by Highland Park High School ROTC and

drumline members. A program will follow the march in the Statehouse's first-floor rotunda. Anthony Moore, assistant superintendent of Raytown Quality Schools in Raytown, Mo., will speak on "The Fierce Urgency of Now," a quote from King's 1963 March on Washington speech.

Topeka-area high school drumlines will perform at the "Drumming for the Drum Major" event at 7 p.m. Thursday in the Highland Park High School gymnasium, 2424 S.E. California Ave. Doors open at 6 p.m. Admission is \$2 or donation of two canned food items.

Friday, Jan. 13: Community Leadership Day

Tori Mason, news reporter with WIBW-TV, will speak at 1 p.m. to students at Capital City School, 500 S.W. Tuffy Kellogg Drive.

Terrence Roberts, author, management consultant and one of the "Little Rock Nine" students, will speak at 2:15 p.m. at the Kansas Juvenile Correctional Complex, 1430 N.W. 25th.

Saturday, Jan. 14: Scholarship and Awards Banquet

The Martin Luther King Jr. Scholarship and Awards Banquet will be held at 6 p.m. Saturday in the Regency Ballroom of the Ramada Hotel and Convention Center, 420 S.E. 6th. Terrence Roberts, author, management consultant and one of the Little Rock Nine, will be the guest speaker. Graduating high school senior scholarship and community awards recipients will be honored. Musical selections will be provided by the Lex Norwood Group. Dane Shobe, an actor with Topeka Civic Theatre, will read excerpts from King's last speech, "I've Been to the Mountaintop."

Sunday, Jan. 15: Fellowship Day

The Topeka Baptist Ministers' Union will have a worship service at 6 p.m. Jan. 15 at Calvary Baptist Church, 433 S.W. Harrison. The Rev. T.D. Hicks, pastor of Antioch Missionary Baptist Church, will be the guest speaker. Musical selections will be provided by the Baptist Ministers' Mass Choir.

Monday, Jan. 16: King holiday and Day of Community Service

The Brown v. Board of Education National Historic Site, in partnership with Living the Dream Inc., will sponsor a King holiday program at 10:30 a.m. Jan. 16 at the historic site, 1515 S.E. Monroe. First-, second- and third-place winners of the MLK Art, Essay and Poetry Competition will be honored. Games, activities and arts and crafts will be available throughout the day. Winning art from the 2017 MLK Art Competition will be displayed through Jan. 31.

"Whose Dream Is It?" and the Topeka Center for Peace and Justice, in partnership with Living the Dream Inc., is sponsoring a free community soup dinner and program in celebration of the King holiday on Jan. 16 at the Church of Jesus Christ of Latter-Day Saints, 2401 S.W. Kingsrow Road. Shawnee County Sheriff Herman Jones will be the guest speaker. Music will be provided by the Topeka Community Mass Choir. The dinner will begin at 6 p.m., followed by the program at 7 p.m.

In partnership with Harvesters Community Food Network's "MLK Day of Service," members of Living the Dream Inc. will volunteer during the day at Harvesters, 215 S.E. Quincy. Volunteers will pack boxes of food items for people in need. Individuals or groups interested in volunteering can sign up for three different two-hour shifts: 9 to 11 a.m., noon to 2 p.m. and 2:30 to 4:30 p.m.

To volunteer, call Harvesters at (785) 861-7750 or email FightHunger@harvesters.org. Online registration is available at www.harvesters.org. Volunteers are encouraged to bring food donations or donate online at www.DreamsCan.harvestersvfd.org.