

**Tennessee Town NIA General Membership Meeting**  
**6:30 p.m., Monday; March 8, 2021**  
**Multipurpose Room, Faith Temple Church, 1162 SW Lincoln**

***The wearing of facial masks will be required for this meeting to help to prevent the spread of the coronavirus. Seating will be socially distanced.***

TENTATIVE AGENDA:

- I. Welcome, Distribution of Smoke Detectors and Batteries
- II. Adoption of Agenda (vote)
- III. Approval of January 11, 2021 General Membership Meeting Minutes (vote; pgs. 2-4 of this meeting packet)
- IV. Acceptance of Treasurer's Reports (vote; pg. 5)
- V. Discussion on Election of 2021 NIA Officers, NIA Citizens Advisory Council Representatives
- VI. 2021 CRC Tier-Two Initiative Ideas: King's Court, Lane Garden, Other Ideas
- VII. Adopted Citizens Advisory Council (Ass'n of City's NIAs) Ordinance, Bylaws Revisions Report: Don Fortin; Bell's Possible Appointment as CAC At-Large Member
- VIII. Old Business:
  - A. Neighborhood Initiatives Work Group Report, "DREAMS" Initiative: Karen Hiller (vote: pg. 3 of minutes)
  - B. Grocery Oasis Survey, Update
  - C. Cornerstone Duplexes on Lane Street, Partnership with NIA, City of Topeka, Stormont-Vail and Habitat
  - D. 12th Street Project Update (pg. 6)
  - E. Abandoned Tire Collection Report: Pat DeLapp
  - F. Lane Garden Grants Update
  - G. Creating a Housing Nonprofit Specifically for Tennessee Town (like the SENT initiative) Discussion
  - H. City Council; Property Maintenance (Code Compliance), Community Policing Reports; International Academy, Topeka JUMP, Momentum 2022 Updates
- IX. New Business:
  - A. 2nd Substantial Amendment to 2019 Consolidated Plan: Accepting an Additional \$587,924 in CDBG-COVID Funds (pg. 6)
  - B. AGAPE Center of Hope Emergency Housing Report: Don Fortin
- X. Kudos:
  - A. Black History Month and Tennessee Town's Part In It: "History" Page at NIA's website: <https://tenntownnia.weebly.com/> and Women's History Month
- XI. Announcements:
  - A. 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.
  - B. TOTO first-time homebuyers' assistance program: The program helps low-income families purchase their first home through HUD funding. The program helps Topeka residents become homeowners by providing education, financing, and home rehabilitation by partnering with Housing and Credit Counseling Inc. For more info., please call 785-234-0217, ext. 317.
  - C. Habitat's Aging in Place Program: Available to individuals living in Shawnee County, age 60 or older, living at or below 60% of the area median income. Must be the home's owner and currently residing in the home. Addresses basic repairs on homes, which reduces the need for critical repairs and enables seniors to live autonomously and with dignity in their homes. Shawnee County Advocacy Council on Aging partnership, business partners and community donors make program possible. To apply, please call Habitat at 785-234-4322.
  - D. Next Meeting: 6:30 p.m., Mon., May 10, 2021, Location to be Announced
- XII. 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/](https://tennesseetown.nextdoor.com/news_feed/) ● E-Mail: [tenntown@yahoo.com](mailto:tenntown@yahoo.com)

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Minutes of January 11, 2021 General Membership Meeting

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, Don Fortin, Ann Jones, Leroy Wedeking, CAC Chair Susan McClacherty, and CAC Vice Chair Kim Thompson.

Michael Bell called the meeting to order at 6:48 p.m. He recognized long-term NIA members Barbara Scott, Emma Ray and Joyce Revely currently dealing with physical challenges.

Adoption of Agenda: *Donald Fortin moved approval of the agenda as presented. Leroy Wedeking seconded the motion. The motion was approved.*

Approval of November 9, 2020 NIA General Membership Meeting Minutes: *Fortin moved approval of the November 9, 2020 NIA general membership meeting minutes as presented. Pat DeLapp seconded the motion. The motion was approved.*

Acceptance of Treasurer's Reports: *Fortin moved acceptance of the 2020 and 2021 NIA Operations/ Communications reports and the January 11, 2021 Envista free-will donations report as presented. DeLapp seconded the motion. The motion was approved.*

Election of 2021 NIA Officers, NIA Citizens Advisory Council Representatives: Bell, given the attendance at the NIA meeting, discussed the city's NIA ordinance and its requirement for a quorum (those members present). Attendees were comfortable moving forward with elections.

Bell said he had spoken with each of the current NIA officers and CAC representatives and each had indicated that they were willing to continue in their current positions. He indicated that he was willing to continue as NIA president.

*Wedeking moved to keep the 2020 Tennessee Town NIA officers in the same positions for 2021 (Bell as president, DeLapp as vice president and Sandy Lassiter as secretary-treasurer). Fortin seconded the motion. The motion was approved.*

*DeLapp moved to keep the 2020 Tennessee Town NIA CAC representative and CAC alternate in the same positions for 2021-2023 (3 year terms; Fortin for CAC representative and Donna Rae Pearson for CAC alternate). Lassiter seconded the motion. The motion was approved.*

Expenditure of 2020 NIA Support Budget Funds for Smoke Detectors, Batteries and Distribution Details: *Fortin moved to endorse the NIA's executive committee's decision to expend unused 2020 NIA support budget funds for the purchase of smoke detectors and batteries to be distributed free of charge to NIA residents. Wedeking seconded the motion. The motion was approved.*

Expenditure of 2020 SORT Grant Celebration Funds, 2021 CRC Tier-Two Initiative Memberships for City's NIAs: *Fortin moved approval of reprogramming the NIA's SORT grant celebration funds (\$500) to cover Tennessee Town's 2021 CRC Tier-Two membership (\$100) and start a fund so that any other NIAs interested in taking part in the CRC's Tier Two membership would have that opportunity (the NIA's remaining \$400 as a contribution that the City later augmented so that all interested NIAs in 2021 could be a CRC Tier-Two NIA). DeLapp seconded the motion. The motion was approved.*

(Note: The City also agreed to permanently make available the CRC's Tier Two initiative to interested NIAs as part of the city's Consolidated Plan.)

Citizens Advisory Council (CAC) Report: Fortin gave the report. He said the body is looking at refreshing the old Enhancement Program, which provided points to NIA residents for participation in community activities that could then be traded in for home improvement materials.

Fortin said CAC Vice Chair Kim Thompson spoke on SWOT, which is a planning tool. Thompson was in attendance and spoke a bit more on SWOT.

CAC Chair Susan McClacherty, who was in attendance, also spoke on the DREAMS initiative, which the CAC voted for at its Jan. 6, 2021 meeting. The DREAMS initiative reworks how housing and infrastructure funds are allocated and removes them from the SORT grant and makes those funds available to all NIAs.

Old Business: Continuation of SORT Grant, 2021-2025 and 2021 Consolidated Plan Updates (HUD, local funds):

Even if the City goes forward with the DREAMS initiative, Bell said the SORT grant and process will be in place for 2021. He said the City did adopt the proposed 2021-2025 Consolidated Strategic Plan and 2021 Consolidated Action Plan in December.

Old Business: Topeka Housing Study Implementation Committee Report: Bell said the implementation committee's report was adopted by the city council in December.

Grassroots Housing Initiatives Work Group Report: Bell said the grassroots had been formed to discuss the city's affordable housing study and its implementation, as well as the HUD-funded Consolidated Plan after both had been put on hold. Those discussions would be from the viewpoint of those who actually represent low- to moderate-income people and neighborhoods.

The NIWG had decided on a number of recommendations so far:

- 4 Pillars: neighborhood engagement, infrastructure, housing and community
- Neighborhood goals: attractiveness, safety, greater sense of community
- Neighborhood association goals: Increased self-sufficiency, more frequent neighbor-to-neighbor interactions, meaningful improvements and activities.
- Eliminate the SORT grant
- Move distribution of SORT infrastructure funding to a city/county-wide model
- Move neighborhood plans from the SORT grant and create and/or update 2 plans per year
- Write new job descriptions for community engagement support staff
- Working to make code enforcement and policing more responsive to residents
- A refreshed Enhancement Program (where volunteer hours could be traded in for minor home improvement items)
- Use the \$200,000 in DREAMS funding already committed to raise additional funds for competitive grants

The CAC voted to endorse the DREAMS initiative at its Jan. 6, 2021 meeting.

Old Business: Grocery Oasis Update: Bell said negotiations continue on a location for the store and that a postage-paid mailed survey soon would be distributed to Central Topeka neighborhoods on the kind of grocery store residents want.

Old Business: Lane Garden Update: Bell said that he had contacted the National Recreation and Parks Association. He said that while a partnership with the NRPA wasn't possible that he'd check out grants available through the NRPA that could help.

Old Business: City Council Report: Karen Hiller was unable to attend the meeting.

Old Business: Property Maintenance Report: Bell distributed the initial 2021 Tennessee Town report, from 1-1-21 through 1-11-21.

Old Business: International Academy Report: Lassiter said things were going well.

Old Business: Topeka JUMP, Momentum 2022 Updates: No reports.

Kudos: Bell discussed what MLK Day meant to him and local events.

Announcements: Neighborhood Relations' programming, TOTO First-Time Homebuyers' programming, Habitat's Aging in Place program listed.

Next Meeting: 6:30 p.m., Mon., March 8, 2021, multipurpose room, Faith Temple Church, 1162 SW Lincoln.

Adjournment: *Fortin moved adjournment. DeLapp seconded the motion. The motion was approved.*

The meeting adjourned at 9:10 p.m.

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Treasurer's Reports for March 8, 2021 General Membership Meeting:

<b>Tennessee Town NIA 2021 Operations and Communications Budget:</b>				
<b>Date</b>	<b>Piece Count</b>	<b>Transaction Type</b>	<b>Withdrawal</b>	<b>Balance</b>
1-1-21	▶	▶	▶	<b>\$983.02 (same as 2020)</b>
1-4-21	302	Printing of Meeting Notice Cards	\$28.10	<b>\$954.92</b>
1-4-21	302	Postage for Meeting Notice Cards	\$78.52	<b>\$876.40</b>
2-17-21	302	Printing of Meeting Notice Cards	\$28.10	<b>\$848.30</b>
2-17-21	302	Postage for Meeting Notice Cards	\$78.52	<b>\$769.78</b>
<b>TOTALS:</b>	▶	▶	<b>\$213.24</b>	<b>\$769.78</b>

<b>Tennessee Town NIA 2016-2021 Envista Account:</b>			
<b>Date</b>	<b>Transaction Type</b>	<b>Deposit/Withdrawal</b>	<b>Balance</b>
11-12-18	Balance Check	None	\$139.47
First of the month going through 3-1-21	Balance Checks: Dividend of \$0.01 paid each time	Deposit	\$139.76
1-15-20	Cash Donation: Michael Bell (to keep account open)	Deposit	\$5.00
<b>TOTALS:</b>	▶	▶	<b>\$144.76</b>

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6:30 p.m., Monday, March 8, 2021  
Buchanan Center Conference Room, 1195 SW Buchanan

12th Street Project Update:

The contractor, Bettis Asphalt, is starting work on Monday, March 1, on 12th between S. Kansas and SW Topeka Blvd., and Topeka to Western. The second phase in 2021 will be from Western to Washburn.

The contractor will have the road fully closed in work areas and will be working from Kansas to Washburn, generally east to west, over the course of this construction season. There are still a lot of utility relocations happening outside of this work area to the west, between Washburn and Gage, too. \

The 12th - Washburn to Gage segment is scheduled to be reconstructed in 2022. Here is some general information to get started:

- Contractor will use full closures of 12th as much as possible so If you use 12th to commute, please find an alternate arterial route, such as 10th or 17th. or If you live in the neighborhoods near any section of 12th, please find an alternate route from another direction, so that changes in closure areas do not catch you by surprise.
- Be observant of changing work zones. Coming Soon! 12th Street Website! We will post the link here on Nextdoor once it goes live. It will include a fly-through, weekly update, and other helpful information.

If you have any questions about the project, including accessing your dwellings, please contact Kristi Ericksen, City of Topeka Project Manager, at 368-3842 or [kericksen@topeka.org](mailto:kericksen@topeka.org).

2nd Substantial Amendment to 2019 Consolidated Plan: Accepting an Additional \$587,924 in CDBG-COVID Funds:

Please find attached proposed 2<sup>nd</sup> Substantial Amendment to the Consolidated Action Plan. The City received an additional \$587,924 in CDBG-CV funds. The funds are restricted to help with the COVID related activities and guidance on those eligible activities is attached. The City received numerous request for more help with small business grants for businesses whose owner is LMI, or 51% of the workers are LMI. The City has encumbered almost all of the funding for small business's since the program began in October.

Due to the urgent need to finalize this award, HUD has allowed a 5-day comment period that will start with the public on January 18<sup>th</sup> (attached). The yellow highlight on the document are the changes in the 1<sup>st</sup> amendment, which won't change, and the blue highlights are suggested for the 2<sup>nd</sup> amendment. Please send comments and recommendations to Corrie Wright ([cwright@topeka.org](mailto:cwright@topeka.org)) on or before **Monday, January 18**, so that she has time to include them in the proposal submitted to HUD next week.

As the NIA president, I signed off on the 2nd substantial amendment although I voiced my concerns about the truncated comment period (usually 30 days).