

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, May 8, 2017; Buchanan Center Conference Room, 1195 SW Buchanan

TENTATIVE AGENDA:

- I. Welcome
- II. Working Men of Christ Ministries Renovations at 1175 SW Clay
- III. Demolition of 1194 SW Lane and Expansion of Lane Garden
- IV. Adoption of Agenda
- V. Approval of March 13, 2017 General Membership Meeting Minutes (pgs. 2 - 4)
- VI. Reading and Acceptance of Treasurer's Reports (pg. 5)
- VII. Reports of Officers (pgs. 6 - 10)
- VIII. Community Policing Report (Ofc. Diehl Phone: 368-1657; E-mail: mdiehl@topeka.org)
- IX. Property Maintenance Report
- X. Citizens Advisory Council (CAC) Report: Donald Fortin
- XI. City Council Report: Karen Hiller
- XII. Old Business:
 - A. GraceMed Press Conference on Former Huntoon Dillon's Report (see Reports of Officers)
 - B. National Night Out Against Crime Update: Emma Ray
 - C. International Academy Update: Sandy Lassiter
 - D. Topeka JUMP Update: Joyce Revely
 - E. 2017 NIA Goals (separate page; please complete and return to the HCCI front window, Buchanan Center)
- XIII. New Business:
 - A. NIA SORT Committee Meeting with Topeka Planning Department; Meeting on May 11, 2017 (see Reports of Officers)
 - B. Finding Other Ways to Print and Deliver Meeting Notice Cards
 - C. Citizens Advisory Council Candidates' Forum
 - D. Threat to Federal Community Development Block Grant, HOME Program Funds
- XIV. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends:
 - A. Recognitions from Meeting Attendees
- XV. 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. on both programs or to apply, please call 785-368-3711
 - B. Next Meeting: 6:30 p.m., Mon., July 10, 2017, Buchanan Center, 1195 SW Buchanan
- XIV. 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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6:30 p.m., Monday, May 8, 2017
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Minutes of March 13, 2017 General Membership Meeting:

Attendees: President Michael Bell, Vice Pres. Patrick DeLapp, Secretary-Treasurer Sandra Lassiter, TPD Officer Michael Diehl, Emma Ray, City Council Member Karen Hiller, Dennis Boyles, Donald Fortin, and Neighborhood Relations' LaToya Burnett-Martinez.

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

Adoption of Agenda: Additions/changes to agenda: Move "City Council Report" to roman III. Pat DeLapp moved adoption as amended. Emma Ray seconded the motion. The motion was approved.

Karen Hiller said emphasis is on adopting the Capital Budget, which includes utilities and streets. She said the City needs approximately \$5 million just for streets and that the City is master planning for both. Hiller said street repairs had been pushed back and now the City was trying to catch up. Replacement of old pipes, some around 100 years old, will occur instead of repairing them, she said. Funds for the upgrades, Hiller said, would be sought from the operating budget so the City wouldn't have to borrow so much. Regarding employment, she said the City will plug into newer jobs moving forward.

Hiller said GraceMed Health Clinic had signed contracts with Dillon's to acquire the former grocery store at 1400 SW Huntoon and property in the same block. She said a Crime Summit announcement is forthcoming. Hiller said the Crime Summits going forward will happen once every 3 years, with the next one in 2018. She said each neighborhood would create 2-3 goals (working with its Community Policing Officer) to address/lessen crime.

Dennis Boyles gave the property maintenance report. He talked about the broken windows theory. Boyles said he was retiring. Dennis said he's retiring. DeLapp presented a "Certificate of Appreciation" to Boyles from the Tennessee Town NIA and cupcakes were served. Boyles said Central Topeka would be divided up among the 7 remaining property maintenance officers and to contact Mike Haugen at 368-3166 about any concerns.

Topeka Police Officer Michael Diehl gave the community policing report and distributed handouts. He said 8 crimes had occurred during the last counting period (approximately Jan. 9 - Mar. 12). Diehl said gang activity is still a concern featuring the return of the Crips and Bloods gangs and that the gangs are not racial now but instead are about money. He said he could arrange to have a gang officer speak to the NIA. Regarding shootings in the Central Topeka area, Diehl said while they don't specifically involve Tennessee Town that we are not exempt and should be aware. Donald Fortin made comments about reports to the police he has made in the past.

Approval of January 9, 2017 meeting minutes: Ray moved approval of the minutes as presented. DeLapp seconded the motion. The motion was approved.

Acceptance of Treasurer's Reports: The NIA's operations and communications 2016 year-end budget and free-will donations Envista reports were presented. Ray moved acceptance of both reports. Fortin seconded the motion. The motion was approved.

Reports of Officers: Bell reviewed the report.

CAC Report: Fortin gave the report. He said reported that Howard Blackmon was the new chair and LJ Polly was the new vice-chair. Fortin reminded attendees about the dumpster near SW 21st and Western where discarded items could be taken. He said a CAC special meeting had been called on April 5 to discuss the city's Consolidated Plan.

Old Business - District One Crime Summit Follow-Up Report: Hiller gave information during her City Council report.

Old Business - GraceMed Press Conference: Bell provided information on the upcoming press conference in the meeting packet.

Old Business - Demolitions at 1194 SW Lane and 1129 SW Lincoln: Bell said Neighborhood Relations' Renee Criqui said in an e-mail dated Feb. 21 that the demo at 1129 SW Lincoln would be completed in 30 days and, in an e-mail dated Feb. 20 that the demo at 1194 SW Lane was 60 -90 days out.

Old Business - Habitat House in 1st 1200 block of SW Buchanan. Bell said the foundation had been installed and work was occurring on the structure. He said the NIA will continue to broker a deal with the property owner of the lots directly south of the new Habitat house to enable the construction of a 2nd Habitat house.

Old Business - International Academy Update: Lassiter said the program now has 26 students and 7 Learning coaches. She said things are progressing this year with more middle schoolers. Lassiter also said that Dennis Boyles' wife assists with the Academy's PE and exercise program at The First Church of the Nazarene.

Old Business - Topeka JUMP Update: No report.

Old Business - 2017 NIA Goals: Bell presented a hard-copy of the survey and mentioned that it was available online at the NIA's website.

New Business - NIA SORT Committee Meeting with Topeka Planning Department; SORT Kickoff and Spring Celebration: Bell presented information on the SORT Committee's meeting with the planning department in the meeting packet. He informed attendees that the SORT Kickoff and Spring Celebration would be held at 6 p.m. on Wednesday, March 29, 2017 (Spring Celebration to begin at 5 p.m.).

New Business - Kansas Legislature and Abandoned Housing Bill: DeLapp gave the report. He discussed Senate Bill 31, which seeks to create conditions under which municipalities can acquire houses to address code and vacancy issues. DeLapp said there were still concerns with the bill about government "taking" private property.

Lassiter moved to extend the meeting through Kudos. DeLapp seconded the motion. The motion was approved.

New Business - New NIA Grant to Stage Neighborhood Events: Bell said there soon would be a new \$25,000 grant to stage neighborhood events. Burnett-Martinez gave details on the grant, including that it would probably include the approval of several smaller grants for activities.

New Business - NIA Bylaws and Review Process: Bell said the process of reviewing and amending NIA bylaws was discussed at the Jan. 30 NIA Officers Meeting. He said the review should happen near the end of each calendar year and that amendments should follow what is provided in the bylaws.

New Business: "See, Click, Fix" SmartPhone Reporting of Potholes, Graffiti: A page was distributed outlining the new app.

Kudos: Bell recognized those NIA members other than the officers and City employees other than department heads for their contributions to the NIA and the city.

Announcements - National Night Out Against Crime: Ray said a fundraiser is being planned on June 17, including a gospel fest from 2 - 4 p.m. that day at Asbury-Mt. Olive Church, 1196 SW Buchanan.

Announcements: LaToya Burnett announced the city's "Curb Your Clutter" neighborhood clean-up (details to come), "Coffee on your Corner," "Clean Slate Day" and the "Neighborhood Resource Fair" on Sat., April 1, 9 a.m. - 1 pm.

Adjournment: Ray moved adjournment. DeLapp second the motion. The motion was approved. Meeting adjourned at 8:33 p.m.

Next NIA Meeting: 6:30 p.m., May 8, 2017, Buchanan Center, 1195 SW Buchanan.

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Treasurer's Report for May 8, 2017 General Membership Meeting: 2017 Operations/Communications Budget***

Tennessee Town NIA 2017 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-17	▶	▶	▶	\$1,080.00
2-24-17	302	Printing of Meeting Notice Cards (\$? ea.)	\$?	\$?
2-24-17	302	Postage for Meeting Notice Cards	\$?	\$?
4-28-17	302	Printing of Meeting Notice Cards (\$? ea.)	\$?	\$?
4-28-17	302	Postage for Meeting Notice Cards	\$?	\$?
TOTALS:	▶	▶	\$?	\$?

Treasurer's Report for May 8, 2017 General Membership Meeting: Envista Account

Tennessee Town NIA 2016-2017 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
3-13-17	Account Balance Check	NA	\$51.23 (interest earned only on accounts with \$200+ on hand)
5-8-17	Account Balance Check	NA	\$51.23 (interest earned only on accounts with \$200+ on hand)

***Neighborhood Relations did cover the filing fee from another 2016 department line-item and restored the NIA's state nonprofit status to active. Bell signed the paperwork at the April 5, 2017 CAC meeting.

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Reports of Officers:

A. GraceMed Press Conference:

Bell attended GraceMed Health Clinic press conference at 10:30 a.m. on Wednesday, April 5, 2017, at the former Huntoon Dillon's, 1400 SW Huntoon, where it announced its fund-raising campaign and plans for renovations to the building.

Alice Weingartner, GraceMed's Director of Development, headed a distinguished list of guest speakers marking the formal beginning of the health clinic's fund-raising efforts to renovate 1400 SW Huntoon. Those efforts are called "Project Wellspring."

Weingartner said Project Wellspring's fund-raising goal was \$2.37 million. She said \$1.57 million already had been raised to cover total renovation costs of \$3.94 million. The Shawnee County Commission, at its April 3 meeting, committed \$288,000 to the effort, and it was announced at the presser that the Capital-Federal Foundation had committed \$500,000 and Stormont-Vail had committed \$282,000. Weingartner said she's hopeful that the renovations and the opening of the new clinic will be completed by the fall of 2018.

Weingartner said the new clinic would utilize nearly 24,000 square feet, which would allow GraceMed to see more patients. GraceMed plans on seeing 25,000 patients over the next 5 years, up from the 5,000 it currently sees.

The expanded facilities at 1400 SW Huntoon will allow:

- Twenty-five primary care exam rooms
- Room for behavioral health consultants to support up to eight full-time primary care providers
- An on-site pharmacy
- Accommodations for up to four full-time dentists and two full-time hygienists
- Accommodations for up to two full-time optometrists
- Meeting rooms that can be used by the community
- A chance for food to be available, perhaps through a food pantry or other means that don't create competition with Dillon's

Other speakers included Topeka Mayor Larry Wolgast, Topeka District One City Council Member and Tennessee Town resident Karen Hiller, Shawnee County Commissioner Kevin Cook, Stormont-Vail HealthCare CEO Randall Peterson, and the Topeka Rescue Mission's Barry Feaker. Shawnee County Commissioner Shelly Buhler and Topeka City Council Member Brendan Jensen also were in attendance.

For more information on GraceMed's efforts and services and its Project Wellspring, please go to its website at gracemed.org/.

B. NIA SORT Kickoff Meeting:

The NIA and Topeka's Planning Department held the SORT Kickoff meeting at 6 p.m. on Wednesday, March 29, 2017, at The First Church of the Nazarene, 1001 SW Buchanan.

The following topics were discussed:

WHAT DO I LIKE AND WANT TO PRESERVE ABOUT TENNESSEE TOWN?

- Keep commercial businesses separate from housing
- Amenities for Lane Garden and Annex
- Library and churches are good aspect of neighborhood
- Historic site near green space
- Housing rehab
- Ice House Rehab
- Historic Rehab
- Historic Preservation
- Walkable neighborhood
- Low crime rate
- Trees
- Walkability
- Crime lowered since Dillon's left
- Maintain family atmosphere
- Close location to schools, medical facilities, and library
- Central location
- Promote central location
- Preserve family atmosphere
- Historically significant housing area
- Historic value is unique
- One of the oldest neighborhoods in the area
- Shotgun House Museum (1319 Munson)
- Buchanan School
- Turn a historic house into "museum" to tell history of neighborhood
- Gathering center for past and present residents
- Socio-economic nature of neighborhood
- Working class residents

WHAT ONE THING WOULD YOU FIX OR CHANGE ABOUT TENNESSEE TOWN?

- More green space
- "Green up" Grace Med parking lot- TT Gateway
- Green space on eastern side of neighborhood
- Brick streets
- Lighting
- Dirt alleys
- Sidewalks/ other infrastructure
- Landscaping
- Bike share program (bike racks)
- Involve the art community

- More murals
- Neighborhood Lighting
- Dirt Alleys
- New Sidewalks/ Fill in the gaps
- Dark mid-blocks - better lighting
- More trees
- Bike parking
- More events within the neighborhood
- More art that tells Tennessee Town Story
- Neighborhood Signage/Banners on light poles
- Do more at Buchanan Center or Living the Dream

WHAT WOULD YOU LIKE TO SEE IN 15 YEARS?

- Community green space
- Convert vacant lots
- Community gathering space
- Political building/center
- Lane Garden– Community Garden
- Deal with vacant lots creatively
- Low growing grass– clover or buffalo grass
- Utilize green space
- Increased homeownership
- Be attractive to homeowners
- More attractive neighborhood with increased homeownership and more families
- Cycle track along 12th and Huntoon
- Preserve walkability
- Safe green space where people can mingle
- More young families
- Community garden with school and neighborhood benefits
- Mural
- Microbusinesses in peripheral
- Have more employees from med district live/walk to work
- More small businesses
- Live and work in neighborhood
- Polling place

B. NIA SORT Committee Meeting with Topeka Planning Department:

The NIA’s SORT Committee met with the Topeka Planning Department at 3 p.m. on Thursday, April 17, 2017, at the Holliday Building, 620 SE Madison.

Bell, DeLapp, Ray, Fortin, and Joyce Revely attended for the NIA. Dan Warner, Addison Spradlin and Tim Esparza attended for the planning department. Aly Van Dyke attended for the city.

Van Dyke presented on data available through the City that could be used in the NIA’s SORT plan.

The group next discussed goals and guiding principles:

Goal: Land Use

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Single-family residential land uses should be viable and the predominate land use of the neighborhood (add language that discourages large, institutional uses encroaching in the neighborhood).
 - b. Define the neighborhood's "center," or focal point, that can serve as a mixed-use commons for community activities, events, and uses.
 - c. Increase the amount of usable community greenspace accessible to residents (discussion on expanding Lane Garden and adding another greenspace on the neighborhood's eastern boundary).
 - d. Encourage commercial land uses in a more unified development or location that avoids commercial strip development.
 - e. Balance the land-use needs of institutional users with the needs of the neighborhood to maintain a viable residential community.
 - f. Encourage neighborhood involvement in all aspects of the establishment of "halfway houses" in Tennessee Town (accomplished through the city's halfway house ordinance).
 - g. *New principle: To the greatest extent possible, pursue property acquisition activities to amass land for future development.*

Goal: Housing

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Support the improvement of housing conditions in the neighborhood as the top priority for the revitalization of Tennessee Town.
 - b. Maximize the conservation of existing housing, thereby contributing to the historical character of the neighborhood.
 - c. Stimulate rehabilitation of both owner-occupied and renter-occupied housing.
 - d. Promote new in-fill housing development primarily for homeownership and maintain its *affordability*.
 - e. Strive to achieve a neighborhood of no abandoned homes and no vacant lots.
 - f. Balance the need to develop quality in-fill housing with the need to compliment the economic, social and architectural fabric of the neighborhood.
 - g. Encourage, as much as possible, homeowners to participate in housing rehabilitation activities though volunteer labor.

Goal: Infrastructure and Transportation

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Strengthen the relationship between police and community residents.
 - b. Increase effectiveness of public and private lighting in order to reduce incidents of crime.
 - c. Create a more "walkable" community, particularly along major traffic ways, which promotes pedestrian safety for all residents; initiate traffic-calming techniques where appropriate.
 - d. Reconnect the neighborhood in a more pedestrian-friendly manner to local businesses and institutions.
 - e. Improve the conditions of alleys so as to make them more usable for residents.

Goal: Youth and Education

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Tennessee Town should be “kid friendly” and desirous for families to raise their children.
 - b. Help develop linkages to educational/cultural/recreational assets within the community -- schools, churches, library, etc. -- that will enable youth to enhance their academic and life skills (i.e. the International Academy and improvements at the King’s Court complex).
 - c. Encourage quality pre-school programs that target children at their most developmental stages (i.e. the International Academy and other programs at neighborhood churches).

Goal: Historical Character

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Identify, preserve and promote the heritage of Tennessee Town (including looking at signage).
 - b. Create a cultural heritage center that documents the neighborhood’s history and linkages to Black history in Topeka (the idea of renovating a shotgun house for this purpose was mentioned).
 - c. Apply traditional neighborhood design standards for new development that respects Tennessee Town’s scale and character.
 - d. Increase participation and investment of local churches in neighborhood revitalization activities (have had great success here).
 - e. Welcome and support a diversity of peoples.
 - f. Identify neighborhood gateways and work to enhance and beautify their image.

Goal: Economic Development and Employment

1. Guiding Principles (from the 2001 neighborhood plan):
 - a. Develop and maintain active partnerships with the community’s businesses and employers.
 - b. Support the retention/expansion of the (former) Dillon’s block as the neighborhood’s primary retail employer and amenity.
 - c. Utilize loan and incubator programs to stimulate entrepreneurial businesses wither within the neighborhood or for residents.
 - d. Work to provide child care and transportation opportunities to enable residents to accomplish employment or educational objectives.

Next 2 meetings:

1. 3 p.m., Thursday, May 11, 2017, Buchanan Center, 1195 SW Buchanan (topics include infrastructure, land use, streets/alleys, parks).
2. 3 p.m., Thursday, May 25, 2017, location to be determined (topics include housing).