

**Tennessee Town NIA General Membership Meeting**  
**6:30 p.m., Monday; September 10, 2018**  
**Buchanan Center Conference Room, 1195 SW Buchanan**

TENTATIVE AGENDA:

- I. Welcome
- II. Half-Cent Sales Tax Renewal November 2018 Ballot Question: Deputy City Manager Doug Gerber
- III. SORT Housing Rehabilitation, Habitat for Humanity Minor Exterior Rehab Meetings
- IV. Second Habitat House in First 1200 Block of SW Buchanan Update
- V. Ideas for Using Community Resources Council's "Tier-Two" Nonprofit Status (vote)
- VI. Lane Garden Update
- VII. Fall Neighborhood Cleanup Reminder
- VIII. "Food Oasis" Ad-Hoc Group to Establish Another Central Topeka Full-Service Grocery Store Update
- IX. Adoption of Agenda (vote)
- X. Approval of July 9, 2018 General Membership Meeting Minutes (pgs. 2-4; vote)
- XI. Reading and Acceptance of Treasurer's Reports (pg. 5; vote)
- XII. Reports of Officers:
- XIII. Community Policing Report: Ofc. Parrett
- XIV. Property Maintenance Report: Carlos Martinez
- XV. Citizens Advisory Council (CAC) Report: Donald Fortin
- XVI. City Council Report Report: Karen Hiller
- XVII. Old Business:
  - A. National Night Out Against Crime Report: Emma Ray
  - B. Tennessee Town Basketball Tournament Report: Sandy Lassiter
  - C. International Academy Update: Sandy Lassiter
  - D. Topeka JUMP, Heartland Visioning Updates: Joyce Revely
- XVIII. New Business:
- XIX. Kudos:
  - A. Emma Ray and Asbury-Mt. Olive Church; Faith Temple Church and Community First, Inc.; for Their Outstanding Efforts with National Night Out and the Tennessee Town Basketball Tournament
  - B. Topeka JUMP for its Efforts to Address Topeka's Affordable Housing Challenges
  - C. Kudos from Attendees
- XX. 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. Next Meeting: 6:30 p.m., Mon., November 12, 2018, Buchanan Center, 1195 SW Buchanan
- XXI. 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) • Twitter: [@tenntown](https://twitter.com/tenntown) • Facebook page under construction

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Minutes of July 9, 2018 General Membership Meeting:

Attendees: President Michael Bell, Secretary-Treasurer Sandra Lassiter, Fire Chief Craig Duke, Karen Hiller, Donald Fortin, Joyce Revely, Phyllis Phelps, Emma Ray, Barbara Scott, Zachary Scott, Joseph Stringer, Ayn Gilliland, James Griffin, Shannah Ikenberry, I. Stegel, Alice Weingartner, Clark Trammell, TPD Ofc. Parrett, Property Maintenance Officer Hernandez.

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

Guest: Alice Weingartner, GraceMed Health Clinic: Weingartner said the ribbon cutting for the new GraceMed Health Clinic, located at 1400 SW Huntoon in the former Dillon's building, would be from 4-6 p.m. on August 15. She said a walk-through of the new facility also would be held on Aug. 10. There will be three dentists and a pediatrician on site, she said, and vision services and a pharmacy that might only serve GraceMed clients or the public are possibilities. Weingartner encouraged the community to come in to apply for services.

Fire Chief Craig Duke: Duke said the TFD is pushing for accreditation and self-assessment. He gave a presentation on "hands-only CPR." Duke said the latest research shows that chest compressions alone are the most effective way for an untrained bystander to save a life after an adult collapses from cardiac arrest. He distributed stress balls to those in attendance. Duke said smoke detectors were available through the TFD and encouraged attendees to have one.

Working Men of Christ Ministries: James Griffin and Shannah Ikenberry attended for WMOC. They spoke about the success of WMOC's houses. Ikenberry said the recidivism rate for the program in Topeka is 2.5 percent, which is an exceptional improvement in comparison to national (44%) and (33%) state numbers. She said currently the Joshua house has six residents.

Joseph Stringer announced his candidacy for the Kansas House of Representatives. He also expressed concerns about drug activity in the neighborhood.

Housing and Credit Counseling, Inc. Director Marilyn Stanley and Cornerstone of Topeka, Inc. Director Chris Palmer: Both Stanley and Palmer said that the Buchanan Center recently had welcomed a new tenant, Break-through House, which would occupy a suite of offices on the second floor. They said each tenant agency shares expenses at the Buchanan Center. Both also cited continuing the partnership with the NIA regarding it holding its meetings at the Buchanan Center. Palmer also discussed his candidacy for the Shawnee County Commission.

SORT Housing Rehabilitation, Habitat for Humanity Minor Exterior Rehabilitation Program Sign Up: Attendees were provided with sign-up sheets for both programs.

SORT Infill Housing Update: Bell said the partnership with Stormont Vail, which will donate land; Cornerstone of Topeka, Inc., which will build two new duplexes on the west side of the first 1100 block of SW Lane; and Habitat for Humanity, which will build new single-family houses on other lots donated by Stormont-Vail; is still on.

Ideas for Community Resources Council's "Tier-Two" Nonprofit Status: Bell asked attendees to think about projects that the NIA could apply for using this tool and submit those ideas to the NIA by the end of July.

Fall Neighborhood Cleanup:

*Emma Ray moved that the cleanup be held from Sep. 28-30. Phyllis Phelps seconded the motion. The motion was approved.*

Lane Garden Acquisition Update: Bell said he had asked Neighborhood Relations' Director Sasha Haehn to look into the possibility of the City donating the existing Lane Garden to the NIA's nonprofit, Tennessee Town NIA, Inc. Doing so, he said, would finally resolve the ownership problems associated with the property. He said Haehn had referred the matter to City Manager Brent Trout.

Bylaws Revision:

*Donald Fortin moved adoption of the bylaws revisions as outlined in the meeting packet. Ray seconded the motion. The motion was approved.*

Adoption of Agenda:

*Fortin moved adoption of the agenda. Zachary Scott seconded the motion. The motion was approved.*

Approval of May 14, 2018 General Membership Meeting Minutes:

*Fortin moved approval of the May 14, 2018 meeting minutes as presented. Joyce Revely seconded the motion. The motion was approved.*

Reading and Acceptance of Treasurer's Reports:

*Fortin moved acceptance of the City Operations and Communications and Envista treasurer's reports. Ray seconded the motion. The motion was approved.*

Reports of Officers: There was no report.

Community Policing Report: Ofc. Parrett distributed the data for the NIA since it's last meeting. He said there were only 11 crimes committed since May 15, averaging out to about one report per week which is very low compared to other neighborhoods. Five of those crimes were domestic. Discussion continues, however, about 1115 SW Clay. Parrett said it's under federal investigation, therefore local police are limited as to how they can proceed. Parrett said soon he would be assigned less time to the community policing unit.

Property Maintenance Report: Hernandez distributed the report.

Citizens Advisory Council Report: Fortin said meetings are now once a month. The recent meeting was to define priorities, including following up on SORT, TOTO and the Emergency and Accessibility programs. There is concern that after work that has been promised or completed by these programs, there is no follow up as to the success of the services. Therefore, a form has been designed to have citizens check boxes to indicate which programs and services have been successful.

City Council Report: City Council Member Karen Hiller provided brief comments on policy issues and a cap on the city budget.

Old Business: National Night Out Against Crime Update: Ray said preparations were going nicely and asked for volunteers to help with the event, to be held on Aug. 11 at SW 12th and Buchanan Streets. She also said play activities and food had been secured.

Old Business: Tennessee Town Basketball Tournament: Lassiter said preparations were proceeding nicely. The tournament will be held starting at 9 a.m. on Aug. 11 at the King's Court complex, SW Lincoln and Munson Streets. She said Coach Darrell Winston would oversee this year's tournament. Lassiter also said funds for the tournament would be sought from sources outside the NIA so that those funds could be used for National Night Out.

Old Business: Second Habitat House in First 1200 Block of SW Buchanan Update: Bell said that one of the two parcels of land involved, at 1229 SW Buchanan, had back taxes owned on it. Because of that, Habitat could not accept it in donation. 1229 would be a part of the tax sale coming up on July 27 and could be acquired that way.

Old Business: International Academy Update: Lassiter said that things were going well and that the kids still were out for summer recess

Topeka JUMP, Heartland Visioning Updates: Revely commended the Topeka Metro program implemented by Susan Duffy to provide transportation to South Topeka employers. Other areas of the city are observing how successful the program has become and are now looking at expansion into the North Topeka area.

Also, Revely said Heartland Visioning had technology problems recently, but it is back on track. She said the group is now meeting at the Topeka Public Library from 8-9 a.m. Anyone interested can attend.

New Business: Mid-Block Lighting for Streets Outside the Washburn-Lane Corridor Report: Bell said he had submitted a request to Westar about the lighting but had been referred back to the City.

“Food Oasis” Ad-Hoc Group Convened to Pursue a Full-Service Central Topeka Grocery Store Report: Clark Trammell said there was concern for “food insecurity” in Central Topeka with the Dillon’s closure and commended the group’s efforts to address that.

Kudos: Bell thanked the NIA’s long-time members and organizations for their continuing efforts to improve the neighborhood.

Announcements: Neighborhood Relations’ programs, TOTO program.

Adjournment:

*A motion was made and seconded for adjournment. The motion was approved.*

The meeting adjourned at 8:50 p.m.

Next NIA meeting: 6:30 p.m., Monday, September 10, 2018, at the Buchanan Center, 1195 SW Buchanan.

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Treasurer's Report for Sep. 10, 2018 General Membership Meeting: 2018 Operations/Communications Budget\*\*  
 \*\*National Night Out Expenses to Appear on Next Report

<b>Tennessee Town NIA 2017 Operations and Communications Budget:</b>				
<b>Date</b>	<b>Piece Count</b>	<b>Transaction Type</b>	<b>Withdrawal</b>	<b>Balance</b>
1-1-18	▶	▶	▶	<b>\$686.02</b>
5-31-18	1	State of KS Nonprofit Fee	<b>\$40.00</b>	<b>\$646.02</b>
6-25-18	302	Meeting Notice Card Printing	<b>\$8.04</b>	<b>\$637.98</b>
6-25-18	302	Meeting Notice Card Postage	<b>\$42.28</b>	<b>\$595.70</b>
<b>TOTALS:</b>	▶	▶	<b>\$90.32</b>	<b>\$595.70</b>

Treasurer's Report for Sep. 10, 2018 General Membership Meeting: Envista Account

<b>Tennessee Town NIA 2016-2017 Envista Account:</b>			
<b>Date</b>	<b>Transaction Type</b>	<b>Deposit/Withdrawal</b>	<b>Balance</b>
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 2017 Property Taxes at 1194 SW Lane	Withdrawal of \$20.79	\$51.23 (interest earned only on accounts with \$200+ on hand)
3-13-17	Account Balance Check	NA	\$51.23
5-8-17	Account Balance Check	NA	\$51.23
6-28-17	Payment of Second Half of 2017 Property Taxes at 1194 SW Lane	Withdrawal of \$21.08	\$30.15
9-8-17	Account Balance Check	NA	\$30.15
11-9-17	Account Balance Check	NA	\$30.15
12-19-17	Payment of First Half of 2018 Property Taxes at 1194 SW Lane	Withdrawal of \$20.76	\$9.39
1-22-18	Donation of \$100.00	Deposit	\$109.39
1-22-18	Donation of \$30.00	Deposit	\$139.39
3-1-18, 4-1-18, 5-1-18, 6-1-18, 7-1-18, 8-1-18, and 9-1-18	Dividend of \$0.01 paid each time	Deposit	\$139.46

Reports of Officers

A. July 11, 2018 Citizens Advisory Council Meeting:

Bell attended the meeting for Fortin. There will be a special CAC meeting on Aug. 15 to review and recommend SORT applications. Several upcoming events were shared with attendees, including “Clean Slate Day” on Sep.21, which addresses outstanding fines and warrants; and “E-Cycle Day” on Oct. 20, which provides a day to recycle electronic materials.

Topeka Metro’s Susan Duffy addressed the group. She spoke about “SOTO,” or the transportation service that gets workers to South Topeka destinations. She said it was \$5 for a one-way trip every day of the year but rides must be booked in advance. She said Topeka Rescue Mission guests can ride for \$1 for three years and encouraged those interested to contact the Topeka Metro office for more details. Duffy also said a new Ride Guide was coming out soon.

B. “Food Oasis” Ad-Hoc Group Meetings:

The group met on Aug. 6 and Aug. 20. Bell, DeLapp and Lassiter are group members, as well as Tennessee Town NIA members Joyce Revely and Pastor Harry Christian.

General discussions were had on the need for another full-service grocery store in Central Topeka. Group member Clark Trammell created a mission statement and Bell created a draft survey to present to the public.

The mission statement reads, “ The focus and goal is to resolve the food desert/insecurity that currently exists in Central Topeka created by the closing of the Dillon’s grocery store that was located at Lane and Huntoon.”

The draft survey reads:

- 1) Do you support the creation of a new full-service grocery store in Central Topeka? (Central Topeka, for the purposes of this survey, would be roughly bounded by I-70 on the north, SW Macvicar on the west, I-70 and the Shunganunga Creek on the east, and SW 21st on the south.).
- 2) If you support the creation of a new full-service grocery store in Central Topeka, do you support it being inclusive of the many low- to moderate-income individuals and families who live in Central Topeka through, for example, welcoming SNAP and offering quality products, particularly fresh foods like fruits and vegetables, at affordable prices?
- 3) If you support the creation of a new full-service grocery store in Central Topeka, do you also support the establishment of mail, banking, and pharmacy services at the location similar to what the Huntoon Dillon’s offered? What other types of services like these would you like to see?
- 4) If you support the creation of a new full-service grocery store in Central Topeka, what types of “specialty” services would you like to see (bakery, deli, etc.)?
- 5) If you support the creation of a new full-service grocery store in Central Topeka, would you consider it being a “nonprofit” grocery store, meaning that it would be ultimately controlled by a board of regular, local people instead of a big grocery store chain?

C. GraceMed Ribbon Cutting:

Bell and DeLapp attended the ribbon cutting on Aug. 15. The program included words from GraceMed’s Alice Weingartner as well as Topeka Mayor Michelle de la Isla, Shawnee County Commissioner Kevin Cook, Kansas State Senator Laura Kelly, Stormont Vail’s Randy Peterson, and others.