

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, January 12, 2015
Buchanan Center Conference Room, 1195 SW Buchanan

TENTATIVE AGENDA:

- I. Welcome
- II. Adoption of Agenda
- III. Approval of November 10, 2014 General Membership Meeting Minutes
- IV. Reading and Acceptance of Treasurer's Report
- V. Reports of Officers, Committees
- VI. Community Policing Report: TPD Officer Matthew Blassingame
- VII. Property Maintenance Report: Dennis Boyles
- VIII. Citizens Advisory Council (CAC) Report
- IX. City Council Report: Karen Hiller
- X. Old Business:
 - A. International Academy in Tennessee Town Update: Sandy Lassiter
 - B. SORT Application as a Planning Document, Moving Forward in 2015
- XI. New Business:
 - A. Election of 2015 Officers
 - B. Recognition of Lane Garden Volunteers Marge Heeney and Leonard Gonzales
 - C. 2015 NIA Goals (see 2014 goals attached)
 1. Meeting with Stormont-Vail HealthCare Regarding Partnership
 - D. Law Enforcement Forum Report: Asbury-Mt. Olive UMC Pastor Harry Christian
 - E. Keep America Beautiful's Offer to "Adopt" the Lane Garden
- XII. Announcements:
 - A. Living the Dream, Inc. Activities (for details, go to the NIA's website and click on "City Bulletin Board"):
 1. Jan. 16: Philip V. Ashford, Jr. Stop the Violence Day
 2. Jan. 17: Scholarship and Awards Banquet
 3. Jan. 18: Fellowship Day
 4. Jan. 19: MLK Holiday, Day of Service, Dinner, Speaker Dr. Wallace Hartsfield
 - B. Dillons Manager Bob Underwood's Retirement, Jan. 24 (He'll be at the store that day from 10 a.m. - 8 p.m.)
 - C. Next Meeting: March 9, 2015, 6:30 p.m., Monday, Buchanan Center, 1195 SW Buchanan.
- XIII. Adjournment

Tennessee Town on the Internet!

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

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Minutes of November 10, 2014 General Membership Meeting:

Attendees: Secretary-Treasurer Sandra Lassiter, Topeka Police Department Ofc. Matthew Blassingame, Brenda Redmon, Emma Ray, Tim Dortch, Lisa Sandmeyer, and Mayor Larry Wolgast.

Sandra Lassiter explained the bylaws that in the absence of the president and vice-president a motion would have to be made in order for her to take charge of the meeting.

Emma Ray moved for Sandra Lassiter to chair the meeting. Brenda Redmon seconded the motion. Motion approved.

Lassiter called the meeting called to order at 6:40 p.m.

The minutes of the Sep. 8, 2014 general membership meeting and Oct. 20, 2014 special meeting were presented for approval. No changes were made to either set of minutes, so the minutes from both meetings stood approved.

The NIA's operations and communications budget was presented for acceptance. A motion was made and seconded for acceptance. The motion passed.

Ofc. Blassingame gave the community policing report. During the last counting period, Sep. 8 - Nov. 10, he said there was no spike in thefts. He also presented a synopsis of the crimes during the last counting period. He said he noticed street lights out at SW 11th and Fillmore while driving through the area. Those street lights are in the Historic Holliday Park NIA. He said that NIA has a Facebook page which is another way of tracking minor crimes. He said Historic Holliday Park meets on Dec. 18 and that he would be in attendance.

The NIA welcomed Mayor Wolgast, who commended the NIA on its diligence in writing its SORT application. He said Tennessee Town might be in competition with four other NIAs for SORT designation. He complimented the NIA and its efforts and improvements. He was curious about the Lane Garden and its possible improvements. He explained that it had been dismissed from the responsibility of the now-combined city and county Parks and Recreation department and that there might be concerns regarding its future maintenance. He said the water utility rate will increase for industrial users while minimum users would see a decrease.

There was no property maintenance report. Dennis Boyles was unable to attend the meeting.

There was no Citizens Advisory Council report. Donald Fortin was unable to attend the meeting.

There was no City Council Report. City Councilmember Karen Hiller was unable to attend the meeting.

Discussion occurred on the International Academy in Tennessee Town and its inclement weather shelter. Wolgast expressed the need for both and wanted more information. Lassiter gave him brochures on the Academy.

The NIA's final SORT application was discussed and a hard copy of it was passed around for review.

Ray moved to secure a 40-yard dumpster, available to the entire NIA, from Fri., Dec. 5 through Sun., Dec. 7 with alley access to the dumpster from 1031 SW Buchanan. Redmon seconded the motion. The motion was approved.

Tim Dortch moved to hold the NIA's holiday party from 4 - 6 p.m. on Sat., Dec. 20, 2014, in Faith Temple Church's multipurpose room. Ray seconded the motion. The motion was approved. Remaining operations/communications funds will be used for the holiday party.

Dortch moved adjournment. Ray seconded the motion. The motion was approved. Meeting adjourned at 7:20 p.m.

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Treasurer's Report for November 10, 2014 General Membership Meeting:

(Does not reflect Neighborhood Clean-Up/Holiday Party Notice, Jan. 2015 Meeting Notice. Those two mailings; at \$68.15 each, \$136.30 total; will put us \$27.65 over \$2,000 for the year, but HND agreed to make up the difference.)

Tennessee Town NIA 2014 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-14	▶	▶	▶	\$2,000.00
3-6-14	295	Printing of Meeting Notice Cards (\$0.09 ea.)	\$22.05	\$1,977.95
3-6-14	295	Postage of Meeting Notice Cards	\$53.40	\$1,924.55
4-21-14	295	Printing, Mailing, Postage of Survey Cards, Return Stamps	\$295.68	\$1,628.87
5-1-14	295	Printing of Meeting Notice Cards (\$0.05 ea.)	\$14.75	\$1,614.12
5-1-14	295	Postage of Meeting Notice Cards	\$53.40	\$1,560.72
6-16-14	295	Printing of Housing Summit Notice Cards (\$0.05)	\$14.75	\$1,545.97
6-16-14	295	Postage of Housing Summit Notice Cards	\$53.40	\$1,492.57
7-3-14	295	Printing of Meeting Notice Cards (\$0.05 ea.)	\$14.75	\$1,477.82
7-3-14	295	Postage of Meeting Notice Cards	\$53.40	\$1,424.42
7-23-14	1	Your Hometown Inflatables for Nat'l Night Out & Basketball Tourney	\$900.00	\$524.42
7-24-14	295	Printing of Meeting Notice Cards (\$0.05 ea.)	\$14.75	\$509.67
7-24-14	295	Postage of Meeting Notice Cards	\$53.40	\$456.27
8-23-14	1	Rental Fee for Use of Faith Temple Church Hall for Basketball Tourney	\$200.00	\$256.27
10-27-14	295	Printing of Meeting Notice Cards (\$0.05 ea.)	\$14.75	\$241.52
10-27-14	295	Postage of Meeting Notice Cards	\$53.40	\$188.12
11-14-14	1	Reimbursement to Emma Ray for Nat'l Night Out Expenses	\$79.47	\$108.65

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Reports of Officers, Committees:

- A. Citizens Advisory Council Meeting and SORT Application Presentation:
Bell, DeLapp, and Lassiter attended the CAC meeting at 6 p.m. on December 3 with Asbury-Mt. Olive UMC's Pastor Harry Christian and Emma Ray. Bell gave the presentation. The North Topeka West and Hi-Crest NIAs were selected as 2015-2017 SORT neighborhoods.
- B. Neighborhood Clean-Up:
The Neighborhood Clean-Up was held from Nov. 11 - Nov. 14. A 40-yard dumpster was placed at the alley entrance to 1031 SW Buchanan.
- C. Law Enforcement Forum:
Lassiter attended the forum "What to Do if You Are Stopped by Law Enforcement?" from 6 - 8 p.m. on Dec. 18. Asbury-Mt. Olive UMC sponsored the forum. A-MO's Emma Ray organized the forum, and A-MO Pastor Harry Christian moderated.
- D. Tennessee Town Holiday Party:
Bell, DeLapp and Lassiter attended the NIA's holiday party, held from 4 - 6 p.m. on Dec. 20. Faith Temple Church organized the party. Great food, beverages and fellowship were had by all. Prizes were awarded.
- E. Jan. 12, 2015 NIA Meeting Packet:
Bell, DeLapp and Lassiter met via e-mail on Jan. 10 and 11 to finalize the Jan. 12 meeting packet.



Tennessee Town Neighborhood Improvement Association

1195 SW Buchanan
Topeka, KS 66604

Web: <http://tenntownnia.weebly.com>

E-Mail: tenntown@yahoo.com

Twitter: @tenntown

December 20, 2014

Randall Peterson
President and CEO
Stormont-Vail HealthCare
1500 SW 10th Ave.
Topeka, KS 66604-1353

Dear Mr. Peterson:

My name is Michael Bell. I am the Tennessee Town Neighborhood Improvement Association president. Two months ago you submitted a support letter for Tennessee Town's efforts to be designated as a SORT neighborhood and made eligible for targeted funds for neighborhood revitalization activities, and the NIA is very grateful for your support. Unfortunately, Tennessee Town did not receive said designation, but there are still activities the NIA plans to pursue regarding revitalization.

Stormont-Vail HealthCare owns property in Tennessee Town along the Washburn-Lane Parkway, specifically addresses in the first 1100 block of SW Lane, between SW 11th and Munson Sts. It is my understanding that Stormont-Vail took on those properties as a very positive way to maintain them, and the NIA appreciates your commitment in helping us to keep those properties from being cited by the city's property maintenance division. Looking forward, the NIA would like to sit down with Stormont-Vail to find ways to improve those properties, including new housing and rehabilitated housing in the blocks adjacent to said property. There are opportunities to expand the pool of affordable housing in Tennessee Town and, by extension, the entire city, as well as improving the housing already in the area in question.

The kind of partnership Tennessee Town would like to forge with Stormont-Vail has been successful in other cities throughout the nation. Here is a YouTube link to one of those partnerships, successfully made between city government, a local hospital and a neighborhood adjacent to the hospital in Columbus, OH: <https://www.youtube.com/watch?v=y7mx4jjGX9M>. This partnership was featured at Tennessee Town's housing summit, held on June 21 of this year. For more information on the housing summit, please go to the NIA's website, <http://tenntownnia.weebly.com>, click on "Meetings" at the top of the homepage and scroll down to the housing summit. For more information on ideas on developing the area in question, at the NIA website's homepage please scroll down to "Target Area Funding and the City of Topeka's Stages of Resource Targeting (SORT)" and view the PDFs immediately at the end of that section.

Stormont-Vail's commitment to the neighborhoods along the Washburn-Lane Parkway has been great, and Tennessee Town would like to make it even better through a partnership that will prove to be beneficial not only for Stormont-Vail and Tennessee Town, but will set an example of how public and private interests can come together and work together to improve the entire city.

Please feel free to contact me at my e-mail address, theanticj@yahoo.com, or via telephone at 785-979-7055.

Thank you very much for your time and consideration.

Sincerely,

Michael Bell
Tennessee Town NIA President

2014 Tennessee Town NIA Opportunities

12-Point Plan Presented to the NIA at its March 10, 2014 meeting

- I. Update neighborhood plan passed in 2001 (13 years have passed since it passed):
 - A. Reflecting revitalization efforts made since 2001.
 - B. Reflecting new challenges and opportunities that have occurred since 2001.
 - C. Invite Topeka Planning Department staff to March 2014 meeting to get process started and to subsequent meetings to make sure that Tennessee Town is on a workable track.

(Note: If Tennessee Town is designated one of the two 2015-2017 SORT neighborhoods, then the update will occur as part of the SORT program's 2015 year devoted to planning activities. If Tennessee Town is not designated a 2015-2017 SORT neighborhood, then the NIA can move forward with creating its own document.)

- II. Create neighborhood survey (postcard included with water bills) to be mailed in February 2014:
 - A. What are neighborhood challenges?
 - B. What are neighborhood opportunities?
 - C. Use city's permit number to send out as a bulk mailing, cost deducted from NIA's account.
 - D. Tabulate results in time for March 2014 NIA meeting.

(Note: The survey was mailed to neighborhood residents via postcard in April 2014.)

- III. Identify opportunities to publicize Tennessee Town and to inform its residents and those who can make a difference in the neighborhood about the opportunities here:
 - A. Create a website (several free options).
 - B. Produce a newsletter (per bylaws) to be published and distributed between NIA meetings.
 - C. Identify a person/people to handle social media for the neighborhood.

[Note: The website has been established (<http://tenntownnia.weebly.com>). Meeting cards were distributed in 2014 with possible plans to replace them with a one-page newsletter in 2015. A Twitter account has been established (@tenntown), as well as Nextdoor Tennessee Town.]

- IV. Identify opportunities for improved housing:
 - A. Housing rehabilitation:
 1. Single-family and multi-family.
 - B. Infill housing:
 1. Single-family and multi-family.
 - C. Public housing:
 1. Identify ways to support the Tennessee Town Plaza Apartments.
 - D. Increased use of land banking (amassing parcels of land for future development).
 - E. Identify vacant housing and work to reduce the neighborhood's percentage of vacant housing:
 1. Approaching owners of properties cited for multiple and serious code violations about acquiring their properties (this proved to be a very successful approach from 2001-2004)

(Note: All points here a part of the NIA's SORT application. If the NIA is not designated a SORT neighborhood, then we can move forward on them through the partnerships we've established with housing providers and the city.)

- V. Make sure that Tennessee Town is able and ready to submit RFPs for HUD and other funding:
 - A. Identify a person/people to be volunteer grant writers.

(Note: Michael Bell wrote the two grants the NIA submitted in 2014.)

- VI. Identify opportunities for street/sidewalk/alley improvements:
 - A. Identify worst streets/sidewalks/alleys.
 - B. Apply CPTED principles to be sure that improvements address crime concerns.

(Note: Included in the NIA's SORT application.)

- VII. Identify opportunities for small business/nonprofit development:
- A. Providing assistance/support to existing small businesses.
 - B. Creating circumstances that will attract future small businesses.
- (Note: Included in the NIA's SORT application.)**
- VIII. Identify opportunities to support/develop Dillon's block:
- A. Develop unimproved areas at northwest corner of Dillon's block.
 - B. Develop partnership with Dillon's regarding crime issues.
- (Note: Could be carried over as a 2015 goal.)**
- IX. Identify opportunities for parks development:
- A. Lane Garden renovations.
 - B. Other pocket park opportunities.
 - C. Basketball court complex development.
- (Note: "A" and "B" included in the NIA's SORT application. "C" was addressed through the NIA's successful application for Neighborhood Empowerment Grant funds for new playground matting at King's Court. 2015 could provide other opportunities to make improvements there.)**
- X. Identify opportunities to reduce crime/increase safety:
- A. Use housing, street/sidewalk/alley improvements to craft plan(s).
- (Note: Included in the NIA's SORT application and can be pursued in 2015 if the NIA doesn't receive SORT designation.)**
- XI. Identify opportunities to strengthen/expand neighborhood partnerships:
- A. Keep existing/get new neighborhood stakeholders involved in neighborhood.
- (Note: The NIA has maintained or established partnerships with the city; Community First, Inc.; Topeka Housing Authority, Topeka Habitat for Humanity; Cornerstone of Topeka, Inc.; Housing and Credit Counseling, Inc.; Dillon's; Living the Dream, Inc.; Doorstep, Inc.; Asbury-Mt. Olive Church, Faith Temple Church, First Church of the Nazarene, Shiloh Baptist Church, Lane Chapel Church, Stormont-Vail HealthCare, Penwell-Gabel Midtown Chapel, Topeka and Shawnee County Public Library, WCW Property Management, Arts Connect Topeka: Topeka Mural Project, and Safe Streets Topeka/Shawnee County.)**
- XII. Identify opportunities to work with adjacent neighborhoods:
- A. Historic Old Town, Historic Holliday Park, Central Park, College Hill, Elmhurst.
 - B. Dillon's, Topeka and Shawnee County Public Library, businesses at SW Huntoon and Lincoln, among others, provide opportunities to do this.
- (Note: There are housing partnership opportunities with the Historic Holliday Park NIA along SW Clay. This partnership could be pursued through the NIA being designated a 2015-2017 SORT neighborhood or through efforts between the two NIAs. The library, along with Stormont-Vail, both own property in the NIA. Stormont-Vail already has been approached about housing activities along the Washburn-Lane Parkway.)**
- XIII. This would be a 2-year plan:
- A. Ultimate goal would be to move Tennessee Town from an "at-risk" neighborhood to an "outpatient" neighborhood.
 - B. From 2001-2004 Tennessee Town moved from an "intensive care" to an "at-risk" neighborhood, so the 2-year goal identified here is possible.
- (Note: According to 2011 data provided by the city, Tennessee Town went from being completely "intensive care" in 2001 to majority "outpatient" in 2011. The goal here is attainable, then we can move on to becoming a completely "healthy" neighborhood.)**