

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, July 13, 2015, Buchanan Center Conference Room, 1195 SW Buchanan

TENTATIVE AGENDA:

- I. Welcome
- II. Guests and Discussion on the 2014 Neighborhood Health Map Update:
 - A. Topeka Neighborhood Relations Director Sasha Stiles
 - B. Topeka Planning Department Director Bill Fiander
- III. Adoption of Agenda
- IV. Approval of May 11, 2015 General Membership Meeting Minutes (pgs. 2 - 3 of meeting packet)
- V. Reading and Acceptance of Treasurer's Report (pg. 4)
- VI. Reports of Officers, Committees (pg. 5 - 7)
- VII. Community Policing Report: TPD Officers Matthew Blassingame, Michael Diehl
- VIII. Property Maintenance Report: Dennis Boyles
- IX. Citizens Advisory Council (CAC) Report: Donald Fortin
- X. City Council Report: Karen Hiller
- XI. Old Business:
 - A. Stormont Vail - Tennessee Town NIA Partnership Report
 - B. 2016 Neighborhood Empowerment Grant Submission, Status of Prior Approved Projects
 - C. Lane Garden Maintenance, Expansion
 - D. District One Crime Summit Report: Karen Hiller, Emma Ray
 - E. 2015 National Night Out Against Crime Report: Emma Ray
 - F. International Academy in Tennessee Town Update: Sandy Lassiter
 - G. "Tennessee Town Talks" Preview
- XII. New Business:
 - A. Housing Partnership with Cornerstone of Topeka, Inc., HCCI/TOTO, Habitat for Humanity (pgs 6, 8-10)
 - B. Vote on Renewal of State Nonprofit Status
 - C. Citizen Comment on Five-Year Consolidated Action Plan (see NIA's website at homepage)
 - D. 2016 City Budget (still time to offer input; final vote in August)
- XIII. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends
- XIV. Announcements:
 - A. Kids through age 18 can ride Topeka Metro fixed-route buses for free Mondays - Saturdays, May 15 - Aug. 15. For more info., <http://www.topekametro.org> or via telephone at 785-783-7000
 - B. Faith Temple Church, "But God Musical Explosion," doors open at 6 p.m., concert at 7 p.m., Sat., Aug. 8, 2015, 1162 SW Lincoln. Cost \$25. Main artist: J-Moss; featuring NuLYRIC, Sharisse Vesser, Ronald Haggerty. Tickets at www.eventbrite.com/BUT-GOD-MUSICAL-EXPLOSION-TICKETS
 - C. Asbury-Mt. Olive Gospel Music Event, 3 - 5 p.m., Sat., July 25, 2015, 1196 SW Buchanan. Free refreshments after. For more info., contact Emma Ray at emmaray884@yahoo.com or 785-221-5046
 - D. 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
 - E. Next Meeting: 6:30 p.m., Mon., September 14, 2015, Buchanan Center, 1195 SW Buchanan
- XV. Adjournment

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Minutes of May 11, 2015 General Membership Meeting:

Attendees: President Michael Bell, Vice-President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, Marge Heeney, Christine Allen, Rev. Branson Roberts, TPD Captain Kelley Cochran, Ayn Gilliland, TPD Deputy Chief Brian Desch, Emma Ray, TPD Ofc. Matthew Blassingame, Barbara Scott, Zachary Scott, Brenda Redmon, and City Councilmember Karen Hiller.

Bell called the meeting to order at 6:32 p.m.

Marge Heeney addressed attendees. Heeney, who is involved in Topeka and Shawnee County Keep America Beautiful, spoke on her involvement for about a decade in maintaining Lane Garden, at SW 12th and Lane Streets. She also spoke on her years as an educator.

Topeka Police Department Deputy Chief Brian Desch came to the meeting because TPD Police Chief James Brown was unable to attend. Desch spoke about his 27 years with the TPD and introduced Captain Bill Cochran.

Topeka Police Department Ofc. Matthew Blassingame gave the community policing report. He distributed information on crime in Tennessee Town since the last NIA meeting of March 9 and discussed that information with attendees. Blassingame talked about the stats at Dillon's and said people to be cautious about others who are unknown coming to their doors. He said the community policing unit had been geographically split between East and West Topeka, with an office for the east side at the Deer Creek housing complex and an office for the west side at the SafeStreets building. Blassingame said that, as of about two weeks before the meeting, almost all TPD patrol officers had body-worn cameras. He talked about the Citizen Patrol Coalition, which involves private citizens doing patrols in neighborhoods, and that he would have more information on the Coalition at the July 13 NIA meeting. He asked attendees to watch out for those trying to steal the stickers from car license plates.

Pat DeLapp moved adoption of the agenda. Branson Roberts seconded the motion. The motion was unanimously approved.

DeLapp moved adoption of the minutes from the March 9 NIA meeting. Emma Ray seconded the motion. The motion was unanimously approved.

Discussion occurred on the Treasurer's Report. Bell asked the NIA to hold off on accepting it until the NIA's July 13 meeting because charges for him and Donald Fortin attending the Kansas Dialogue were in dispute with the City's Department of Neighborhood Relations.

Reports of Officers and Committees: Bell referred attendees to page 5 of the meeting packet.

Property Maintenance Officer Dennis Boyles was unable to attend the NIA meeting. He said attendees should be aware that grass and other greenery should be cut and maintained.

There was no Citizens Advisory Council report. The CAC's next meeting is June 3.

Topeka City Councilmember Karen Hiller reported on the activities of the body. She first congratulated the NIA for its successes, including developing a partnership with Stormont Vail HealthCare. Hiller encouraged people to participate in "Tennessee Town Talks," the oral history event on the agenda, and to attend the District One Crime Summit, to be held on June 20 at Topeka High School. She also discussed issues pertaining to the city budget.

Bell said he hoped that the final version of the partnership agreement between Stormont Vail and the NIA would be ready for the NIA to consider by its July 13 meeting.

Ray and Hiller discussed the Crime Summit, which would be held from 8:30 a.m. - noon. Ray said the format would involve taking questions from participants and discussing what the TPD does for the city's residents. She said establishing trust between police and residents was important. Ray said the Summit also would ask participants to prioritize the issues important to them through breakout sessions that would also seek solutions.

Christine Allen moved to extend the meeting through New Business. Ayn Gilliland seconded the motion. The motion was approved.

Bell led discussion on whether the NIA should submit an application for funding through the 2016 Neighborhood Empowerment Grant. He included information on the grant and possible projects for which to apply in the meeting packets. Tree planting was first discussed, followed by improvements at Lane Garden. The consensus was to submit an application for Lane Garden improvements. Bell said that there were still details being worked out with Neighborhood Relations regarding whether Lane Garden improvements would be eligible. He said given that complication and the fact that the next NIA meeting wouldn't be until July 13, one week after NEG applications were due, it might be advisable to allow the NIA's executive committee to decide what the NIA applied for while understanding that Lane Garden improvements was its preference. Roberts moved to authorize the NIA's executive committee to choose and draft the NEG application for the NIA. Ray seconded the motion. The motion was approved.

Emma Ray gave the National Night Out report. She said the event would be held from 11 a.m. - 2 p.m. on Saturday, August 8, at Asbury-Mt. Olive Church, 1196 SW Buchanan. Ray said she was working on attracting more attendees and volunteers this year and that a grant writer at A-MO was being used to gain funds for the event. She said Westar was on board to offer support and that SafeStreets would do copies of fliers, etc. Ray said to let her know if NNO t-shirts were wanted; they cost \$8 for medium and large sizes and \$10 for XXL.

Sandy Lassiter gave the International Academy in Tennessee Town report. She talked about the upcoming Summer Fun Camp from June 1 - June 26, which would serve as a kickoff for the Academy. Lassiter said there were four classrooms currently operating at Faith Temple Church and discussed the breakfast and lunch partnership with Asbury-Mt. Olive to provide food for the students.

Bell discussed "Tennessee Town Talks," an oral history event that would encourage those with connections to Tennessee Town to come together to talk about what the neighborhood has meant to them. There was consensus to move forward with the event. Bell said he would contact Donna Rae Pearson for help in setting up the event and would make arrangements for it to be recorded.

Announcements on the meeting agenda were briefly mentioned.

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

The meeting adjourned at 8:35 p.m.

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Treasurer's Report for July 13, 2015 General Membership Meeting:

Tennessee Town NIA 2015 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-15	▶	▶	▶	\$2,000.00
2-20-15	300	Printing of Meeting Notice Cards (\$0.05 each)	\$22.05	\$1,977.95
2-20-15	300	Postage for Meeting Notice Cards	\$78.97	\$1,898.98
4-8-15	300	Printing of Meeting Notice Cards (\$0.05 each)	\$22.05	\$1,867.93
4-8-15	300	Postage for Meeting Notice Cards	\$78.97	\$1,797.96
4-21-15	1	Michael Bell Fee for Attending KS Dialogue	\$0.00	\$1,797.96
4-21-15	1	Donald Fortin Fee for Attending KS Dialogue	\$0.00	\$1,797.96
4-27-15	300	Printing of Meeting Notice Cards (\$0.05 each)	\$22.05	\$1,775.91
4-27-15	300	Postage for Meeting Notice Cards	\$78.97	\$1,696.94
7-7-15	1	KS Secretary of State Incorporation Fee (nonprofit status)	\$40.00	\$1,656.94
TOTALS:	▶	▶	\$343.06	\$1,656.94**

**The meeting notice cards for the July 13, 2015 NIA meeting are not included in this total.

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Reports of Officers:

A. Neighborhood Empowerment Grant Workshop:

Bell attended the Neighborhood Empowerment Grant workshop held by the City's Department of Neighborhood Relations from 9 - 10 a.m. on Saturday, May 16, 2015 at the Holliday Building. NR offered information to attendees about the NEG and eligible projects. Applications are due to NR by 5 p.m., on Monday, July 6. On July 23, an NEG review committee will make NEG recommendations to the Topeka City Council, which will vote on those recommendations at a later date. (Note: Per discussions at the May 11, 2015 NIA meeting, an NEG application for Lane Garden improvements was submitted to NR before the 5 p.m., July 6 deadline. Please see copies of the application that are being circulated at this meeting.)

B. Letter E-Mailed to Housing Providers Regarding Rehabilitation, New Construction in Tennessee Town:

On May 17, 2015, Bell e-mailed a letter to Cornerstone of Topeka, Inc.; Housing and Credit Counseling, Inc.; and Topeka Habitat for Humanity expressing Tennessee Town's interest in a partnership to pursue housing rehabilitation and new housing construction in Tennessee Town.

C. 2014 Neighborhood Health Map Update Meeting:

Bell attended the Neighborhood Health Map Update meeting, held at 11:30 a.m. on Tuesday, May 19, 2015, at the Holliday Building. The City's Neighborhood Relations and Planning Departments facilitated the meeting, including NR Director Sasha Stiles and Planning Director Bill Fiander. Discussion included the health map update and its import for neighborhoods, including how the boarded house count also included unsecured homes and unsafe structures and the request for two new property maintenance inspectors and additional funds for demolitions. Discussion also occurred on how the national economic downturn, starting near the end of 2008, had ripple effects on the health of many of Topeka's neighborhoods.

Bell suggested that the City hire 2 grant writers to access more funds for NIAs and that the City take the lead in establishing partnerships with private entities to bring on board additional funds, donated materials, and volunteers to address the challenges in the neighborhood health update and beyond. (Note: the city council has gone on the record as endorsing hiring a grant writer. The final vote on the city budget is in August.)

D. Meeting with Shawnee County Parks and Recreation's Bill Riphahn Regarding Neighborhood Empowerment Grant application for Lane Garden Improvements:

Bell met with Bill Riphahn at 11 a.m. on June 4 at Lane Garden to discuss estimates on a new sign, solar-powered light and new amenities.

E. District One Crime Summit:

Bell and DeLapp attended the District One Crime Summit, which was held from 8:30 a.m. - noon on Saturday, June 20, 2015, at Topeka High School. A report on the Crime Summit is on this meeting's agenda. The NIA thanks City Councilmember Karen Hiller and Crime Summit Tennessee Town representative Emma Ray for their great work on the Summit.

F. Meeting with Housing Providers Regarding Rehabilitation, New Construction in Tennessee Town:

Bell, DeLapp and Lassiter met with Cornerstone of Topeka, Inc. Director Chris Palmer; Housing and Credit Counseling Inc. Counseling Supervisor and TOTO Coordinator Chris Burk and Director Terry Letterman; and Topeka Habitat for Humanity Director Michelle de la Isla at 10 a.m. on July 8, 2015, in the Buchanan Center conference room. The meeting was held to establish a partnership involving the housing providers and the NIA to pursue housing rehabilitation and new housing construction in Tennessee Town. Bell prepared a handout describing the NIA's assets and possible locations for housing rehabilitation and new construction (the handout is attached here on pages 7 - 10).

De la Isla said Habitat has two houses constructed by high school students ready to be placed onto lots. The areas where in-fill housing might be placed in Tennessee Town were discussed. She also discussed downtown, its improvement and the improvement of the neighborhoods around it. She mentioned some of the advantages of obtaining a historical designation for Tennessee Town that would enable the NIA to access new funding sources, including her speaking with Downtown Topeka, Inc. on the topic.

Palmer said Cornerstone recently had applied for \$720,000 for housing rehabilitation made available through the Federal Home Loan Bank. He said if Cornerstone's application was successful, the funds would be used in the area bounded by SW 3rd, Washburn, and 21st Streets and Kansas Ave., which would include Tennessee Town. Palmer said 2 - 3 houses in Tennessee Town might be available for up to \$30,000 in renovations per house.

Burk said Tennessee Town is in an area that can qualify for up to \$30,000 in rehabilitation funds per house through HCCI's Topeka Opportunity to Own (TOTO) program. He cautioned that potential houses shouldn't have too many big-ticket repairs as the financial limit for each house could be easily exceeded.

The group agreed to keep in touch and further discuss options for rehab and in-fill housing.

G. NIA Executive Committee Meeting:

Bell, DeLapp and Lassiter met after the housing providers' meeting to discuss the July 13, 2015 NIA meeting.

H. Meeting with Vernon McFalls on "Tennessee Town Talks":

Bell met with Vernon McFalls at 1 p.m. on Thur., July 9, 2015, at Perkin's Restaurant after the White Lakes Optimists' meeting. McFalls, who agreed to record the oral history event to be held from 1 - 3 p.m. on Sat., July 18, said he would have two cameras there and a microphone that could be passed amongst attendees. The two discussed the layout of the Buchanan Center conference room and agreed to meet there before 1 p.m. to do set up.

I. "Paint Day" at the Tennessee Town Mural at WCW Property Management:

Bell attended and took photographs of the "Paint Day" at the mural at 1238 SW Lane, held from 9 a.m. - noon on Sat., July 11, 2015. Arts Connect Topeka/Topeka Mural Project's Jamie Colon and Sarah Fizell were in attendance and painting, as was mural artist Jordan Brooks. At least 20 volunteers also painted the low parts of the mural, including Kathy Welch, the wife of WCW Property Management's Bill Welch, and their children. Colon said he and Brooks would finish the sky and the other high parts of the mural.

J. Telephone Call with Andrene Scott:

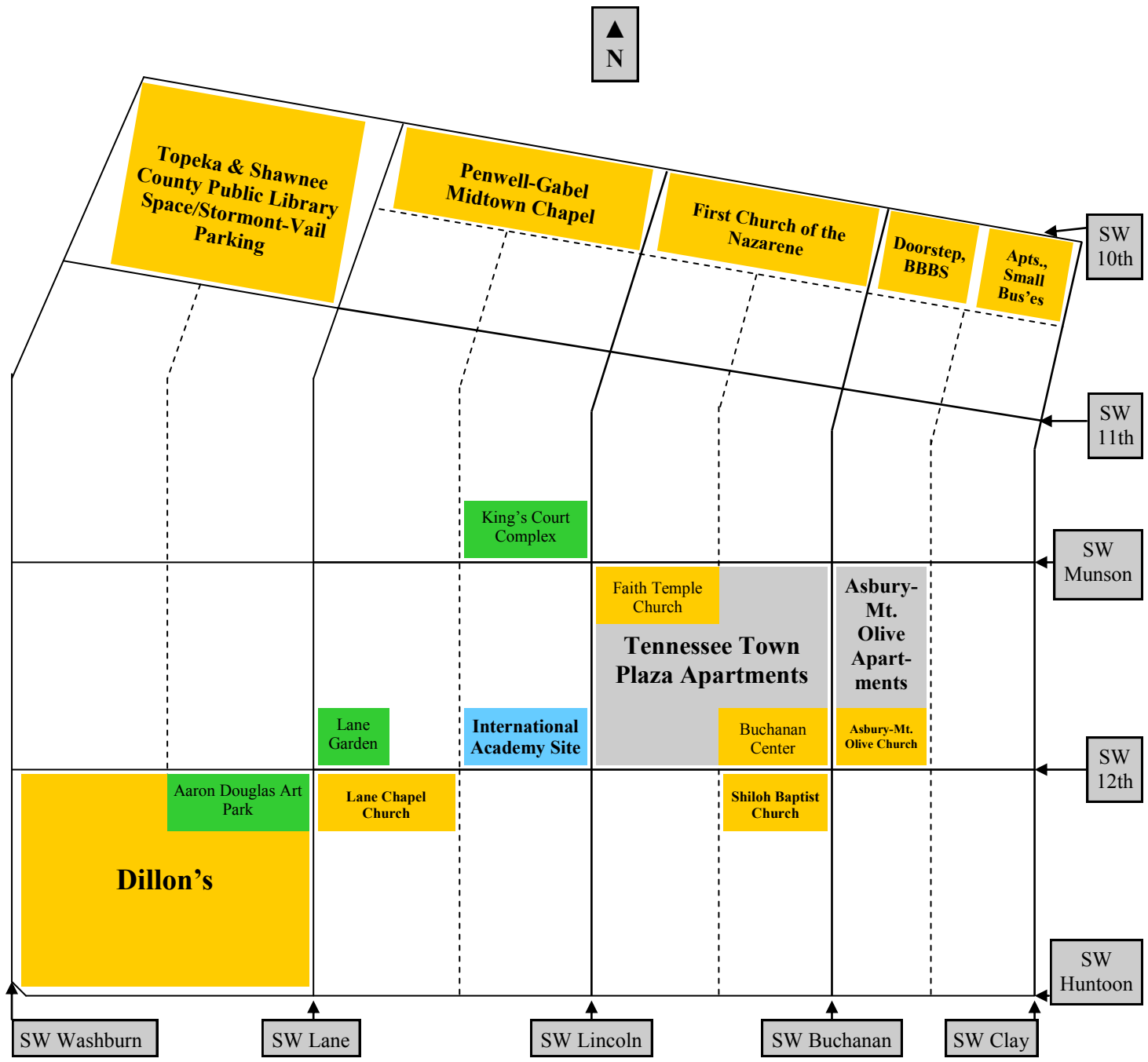
Bell took a telephone call from Andrene Scott at 2:30 p.m. on Sunday, July 12, 2015, regarding her ownership of 1192 and 1194 SW Lane and acquiring those two properties for an expanded Lane Garden. An agreement was reached where the NIA's executive committee, Ms. Scott, and the City's Department of Neighborhood Relations' Corrie Wright would schedule a conference call to further discuss obtaining the two properties.



Meeting with Cornerstone of Topeka, Inc.; Housing and Credit Counseling, Inc.;
Topeka Habitat for Humanity; and the Tennessee Town NIA on
Housing Rehabilitation and New Housing Construction Opportunities in Tennessee Town
10 a.m., Wednesday, July 8, 2015, Buchanan Center Conference Room, 1195 SW Buchanan

- I. Introductions
- II. Housing: What Tennessee Town has Accomplished
 - A. Housing Rehabilitation
 - 1. Topeka City Homes
 - 2. TOTO Program
 - 3. Property Owners
 - B. New Housing Construction
 - 1. City of Topeka In-Fill Housing Throughout NIA, most notably in the 1st 1200 block of SW Lincoln
 - a. Acquisition, Relocation of Houses from Holy Name Church
 - 2. Topeka Habitat for Humanity
 - 3. Asbury-Mt. Olive Apartments
 - 4. Topeka Housing Authority: Expansion of Tennessee Town Plaza Apartments
 - 5. Cornerstone of Topeka, Inc.
- III. What Tennessee Town has to Offer
 - A. See "Neighborhood Assets" and "Housing Opportunity Areas" at next 2 pages
 - 1. 2015 Highlights
 - a. Opening of the International Academy in Tennessee Town, fundraising for building at 1195 SW Lincoln
 - b. Upgrades at King's Court
 - c. Application for 2016 Neighborhood Empowerment Grant funding for an expanded Lane Garden
- IV. Moving Forward
 - A. Housing Providers' Programs, Funds and Fitting Those to Tennessee Town
 - B. Identifying Houses for Rehabilitation Efforts
 - 1. Renovating occupied housing
 - 2. Minor exterior rehabilitation project
 - C. Identifying Areas for In-Fill Housing
 - 1. Spot in-fill housing projects taken as larger projects
 - 2. Cornerstone of Topeka, Inc. as CHoDO
 - D. What's Next?
 - E. Staying in Touch
 - F. Next Meeting

Tennessee Town NIA Neighborhood Assets



Tennessee Town NIA Housing Opportunity Areas



Key:

- Alley
- Housing Rehab
- In-Fill Housing

Key:

HR#1: Housing Rehab Priority Area #1: Washburn-Lane Pkwy (11th, Washburn East Side, 12th, Lane both sides, 1000 block Lane, 1st 1200 block Lane)

Key:

HR#2: Housing Rehab Priority Area #2: Tennessee Town South (Munson, Lincoln, Huntoon, Clay)

HR#3: Housing Rehab Priority Area #3: Tennessee Town North (10th, Lincoln, Munson, Clay)

Key:

IF#1: In-Fill Housing Priority Area #1, Washburn-Lane Pkwy (11th, Washburn, 12th, Lane)

IF#2: In-Fill Housing Priority Area #2, Tennessee Town East (10th, Lane, Huntoon, Clay)

