

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, March 14, 2016, Buchanan Center Conference Room, 1195 SW Buchanan

TENTATIVE AGENDA:

- I. Welcome
- II. Philicia McKee, Topeka and Shawnee County Keep America Beautiful
- III. Adoption of Agenda
- IV. Approval of January 11, 2016 General Membership Meeting Minutes (pgs. 2 - 3 of meeting packet)
- V. Reading and Acceptance of Treasurer's Report
- VI. Reports of Officers, Committees (pg. 4-5)
- VII. Community Policing Report: TPD Officer 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. Lane Garden, Habitat Housing Updates
 - B. Working Men of Christ Ministries, Inc. Zoning Update
 - C. International Academy Update: Sandy Lassiter
 - D. Minor Exterior Housing Rehabilitation Initiative Update (part of Stormont-Vail proposal)
 - E. 2nd Neighborhood Leaders' Roundtable Report (pg. 5)
 - E. 2016 NIA Goals Discussion
- XII. New Business:
 - A. Huntoon Dillons' Closure Update (pg. 4-5)
 - B. Opening NIA Bank Account for Free-Will Donations
 - C. Health and Wellness Programming at Tennessee Town Plaza Apartments (part of Stormont-Vail proposal)
 - D. Ice House and Historic Preservation Potential: Pat DeLapp
- XIII. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends:
 - A. Recognizing Those Who Attend NIA Meetings and/or are Involved in Tennessee Town
 - B. Recognitions from Those in Attendance
 - C. In Memoriam: Rev. Augustus Pearson, Barbara Leal
- XIV. Announcements:
 - A. "Curb Your Clutter" (flier mailed week of Mar. 7) on April 1 & 2. The City & Shawnee County Refuse will haul away large items, trash in Tennessee Town. Put items at curb the night before (don't use trash company's containers). No tires, batteries, concrete/rock rubble, construction/demolition debris, vehicles, hazardous materials (no paint, motor oil, insecticides, herbicides, animal waste, etc.). Don't mix tree limbs with trash. Use coupon on back of flier to dispose of yard waste for free at Recycling Center, I-70 and Macvicar (no treated lumber, railroad ties, rocks, cement or paper bags). For more information, contact Roseanna at Neighborhood Relations, 368-3663 or go to www.topeka.org/cleanup.
 - B. 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
 - C. Next Meeting: 6:30 p.m., Mon., May 9, 2016, Buchanan Center, 1195 SW Buchanan
- XV. 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, March 14, 2016
Buchanan Center Conference Room, 1195 SW Buchanan

Minutes of January 11, 2015 General Membership Meeting:

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandra Lassiter, Emma Ray, Marge Heeney, Joyce Revely, Phyllis Phelps, Barbara Scott, Zach Scott, Robert Smith, Shannon West; Topeka Police Dept. Ofcs. Diehl, Belt, Strugeo, Marsh and Hill.

Bell called the meeting to order at 6:34 p.m.

Marge Heeney addressed the group and congratulated the NIA its care of and progress on expanding Lane Garden.

NIA officers were elected. Bell said there were two choices regarding how officers could be elected. The group could vote on the current slate of officers or elect officers one at a time. Emma Ray moved that the current slate of officers be reelected. The motion was seconded. The motion was approved. NIA officers for 2016: President Bell, Vice President DeLapp, and Secretary-Treasurer Sandra Lassiter.

Bell said the NIA also should vote on retaining Donald Fortin as the NIA's representative to the Citizen's Advisory Council. Pat DeLapp moved that Fortin remain the NIA's CAC representative. Lassiter seconded the motion. The motion was approved.

Emma Ray moved adoption of the agenda. Joyce Revely seconded the motion. The motion was approved.

DeLapp moved adoption of the November 9, 2015 NIA general membership meeting minutes. Zach Scott seconded the motion. The motion was approved.

Regarding the NIA's treasurer report, a reimbursement for Ray for National Night Out is pending (the check for \$50 for Ray was issued and deducted from the NIA's 2015 funds). Ray moved acceptance of the treasurer's report as presented. Barbara Scott seconded the motion. The motion was approved.

Attendees were directed to review the Report of Officers contained in the meeting packet.

Shannon West and Robert Smith shared information about Working Men of Christ's efforts to establish a discipleship house at 1175 SW Clay. They have conditional use permit to enable renovations. Emma Ray moved that the Tennessee Town NIA endorse Working Men of Christ's efforts to establish the House of Joshua discipleship house at 1175 SW Clay. Phyllis Phelps seconded the motion. The motion was approved. The NIA will send a letter of recommendation to WMOC.

The community policing report was given. TPD Sgt. Strugeo introduced the community officer guests. Ofc. Diehl shared the crime report and distributed crime stats. He said Property Maintenance Inspector Dennis Boyles was retiring.

There was no Property Maintenance report.

There was no Citizens Advisory Council report.

City Councilmember Karen Hiller was unable to attend the meeting but submitted notes on the Pedestrian Plan and Crime Summit.

Bell presented on the first Neighborhood Leaders' Roundtable meeting. He said attendees were asked to identify 10 addresses in Tennessee Town that might need to be demolished. 1194 SW Lane and the Shiloh parsonage were discussed.

Bell shared that the process of acquiring the properties at 1192 and 1194 Lane to enable the demolition of 1194 and the expansion of Lane Garden continued.

Bell said Shiloh Church and Habitat for Humanity were working out the details of Shiloh donating property south of its parking lot to Habitat for Humanity which has agreed to place a house on the property. He said that Larry Johnson, who owns 1225 SW Buchanan, would be contacted about donating the vacant lot there for the second Habitat house (eventually Johnson said he would discuss donating his property at 1229 SW Buchanan to place the second Habitat house).

Lassiter reported on the International Academy. She said it spoke before the Kansas legislature on tax credits. She also said grandparents had been adopted at Drury Place.

Lassiter reported on the Emergency Preparedness Workshop. She said Shiloh and Asbury-Mt. Olive members also attended and that a security group was established.

Bell asked attendees to think about and present ideas for 2016 NIA goals.

Discussion occurred on the city's Pedestrian Master Plan, including information presented in the meeting packet that specifically discussed activities in Tennessee Town.

Bell presented information on moving forward with a minor exterior housing rehabilitation that was first approved as part of the NIA's efforts to establish a partnership with Stormont-Vail. Phelps moved that the NIA pursue the Minor Exterior Housing Rehabilitation proposal. Zach Scott seconded the motion. The motion was approved.

Revely moved to extend the meeting through "Kudos." Zach Scott second the motion. The motion was approved.

DeLapp reported on the "Livable Neighborhoods" initiative in Kansas City. He went with a group from Topeka to KC to learn more about the initiative. He said the KC efforts feature neighborhoods establishing their own 501(c)3 organizations.

Kudos were extended to Faith Temple Church for a great Holiday Party in December.

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Phelps moved adjournment. Zach Scott seconded the motion. The motion was approved. The meeting adjourned at 8:15 p.m.

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Reports of Officers:

A. Second Neighborhood Leaders' Rountable Meeting:

Bell attended the event, held from 9 - 11 a.m. on Jan. 23 at Washburn Tech. The spring Topeka Police Dept. Citizens' Academy will start on Feb. 25. Property Maintenance Director Richard Faulkner reported on the special structures unit formed to eliminate blighted structures. He said his department has partnered with the Shawnee County Appraiser's Office in this effort. He said code compliance consisted of 3 players: inspectors, prosecutors and the courts. City Prosecutor Chuck Kitt spoke on his efforts to stress bringing properties into compliance instead of just issuing citations.

B. Health and Wellness Programming at Tennessee Town Plaza Apartments:

Bell and DeLapp met with the Topeka Housing Authority Director Sophie George and Arnold Downing on January 29 at THA. George said funds for health and wellness programming were available through the NOW grant, on which THA was holding meetings. She said THA's east-side complexes were initially identified but that THA would be interested in adding the Tennessee Town Plaza Apartments. She said a possible project discussed was redoing the playground at Deer Creek. She said Pine Ridge just opened a wellness center, is partnering with Washburn and the Baker Schools of Nursing and will offer dentistry services at least once a week. All agreed to work on a survey to be distributed to Tennessee Town Plaza tenants and NIA residents to determine needs and to move forward with establishing programming.

C. Dillons' Closure Meetings:

Bell, DeLapp and Lassiter attended the first Dillons' closure meeting, held at 7 pm. on Jan. 31 at Faith Temple Church. The meeting was called after Dillons corporate decided to close store #58 at 1400 SW Huntoon on Feb. 13. About 200 people attended the meeting, including Mayor Wolgast, 3 city councilmembers and City department personnel. DeLapp and Lassiter attended a second community meeting on Feb. 2 at the First Church of the Nazarene to follow up on items from the Jan. 31 meeting and to decide how to move forward with efforts to get another grocer at 1400 SW Huntoon (many thanks to Tennessee Town stakeholders Faith Temple and the First Church of the Nazarene for stepping up to host the meetings). A smaller group also met on Feb. 8.

At the Feb. 19 meeting two committees were formed to move forward: a short-range and long-range committee. The short-range committee would discuss and act on the immediate needs created by the Dillons' closure, while the long-range committee would discuss and act on finding a new tenant for 1400 SW Huntoon. Bell, DeLapp and Lassiter all chose to serve on the long-range committee. The long-range committee held its first meeting on Feb. 22.

At the Feb. 29 long-range committee meeting presentations were given on potential grocers, including HyVee, Walmart (Lassiter), and Tiltons (DeLapp). Jaime Colon, who was unable to attend the meeting, is working on the food co-op idea. Bell is working on the nonprofit grocery store idea. The next long-range meeting is scheduled for Mar. 14.

The short-range committee has created a survey to distribute to those affected by the Dillons' closure.

For more information on the process and the survey, please go to the Facebook page at <https://www.facebook.com/groups/centralstrongtopeka/>. Notes from the meetings follow.

Long Term Planning
02.22.16

Urban Market

The cornerstone of this idea would be fresh produce; the ethnic food offerings and other vendors would be secondary

The Merc in Lawrence.

Established for decades; for profit company; Topeka Natural Food Store Co-op was a spin-off of this grocery store

Co-op Model: Questions for Jamie

Are there different options for structuring a co-op? Can everyone shop regardless of membership?

\$200 one-time fee for co-op program

There are different payment options -- grants, developer subsidies, etc.

Is there a start-up process? Limited hours at the beginning?

Affordability and hours open

Groceries/Pharmacy/Financial Services

All in one store? Are we looking beyond this? Two or more stores?

Grocery Stores

Gather a list of potential grocers

Walmart - SL

Associated Grocers (Apple Market, Sun Fresh, Save-A-Lot, etc. - JC

Community has control

HyVee - DR

Tilton's - DL

JM Bauersfeld's - MR

Urban Markets

Research?

Pharmacy

CVS?

Building momentum with what we have going right now

We should be working on having events for the public to keep focus on this property

Keep this positive both for the area and for passersby

Urban market my start with this idea - it would be innovative and fresh in order to offer something that no place else in the city offers

Partner with other folks in the area - hydroponics, farmers, etc.

D. Working Men of Christ Ministries Community Meeting:

Bell attended the meeting, held at 6 p.m. on Feb. 29 at the Topeka and Shawnee County Public Library. WMOC members presented on their plan to open a discipleship house at 1175 SW Clay. There was a question and answer period involving the public.