

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

TENTATIVE AGENDA:

- I. Welcome
- II. Adoption of Agenda
- III. Community Policing Report (Ofc. Diehl Phone: 368-9464; E-mail: mdiehl@topeka.org)
- IV. Stages of Resource Targeting (SORT) Draft Application, Vote (SORT targets certain funds to 2 NIAs; see pg. 11 of meeting packet for more information on what the SORT is and does)
 - A. Darrell Stewart, Parks and Recreation Department and Lane Garden
- V. Huntoon Dillon's Closure Update (pgs. 2 - 3)
- VI. Approval of September 12, 2016 General Membership Meeting Minutes (pgs. 4 - 6)
- VII. Reading and Acceptance of Treasurer's Report (pgs. 7 -8)
- VIII. Reports of Officers (pg. 9 - 10)
- IX. Property Maintenance Report: Dennis Boyles (Phone: 368-3166; E-mail: dboyles@topeka.org)
- X. Citizens Advisory Council (CAC) Report: Donald Fortin
- XI. City Council Report: Karen Hiller
- XII. Old Business:
 - A. Tennessee Town NIA 40th Anniversary Recognition
 - B. Habitat for Humanity Update
 - C. International Academy Update: Sandy Lassiter
 - D. Neighborhood Clean Up Report
 - E. Topeka JUMP Update
- XIII. New Business:
 - A. Tennessee Town NIA Holiday Party Vote
- 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. or to apply, please call 785-368-3711
 - B. Next Meeting: 6:30 p.m., Mon., January 9, 2017, Buchanan Center, 1195 SW Buchanan
- XVI. 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)

New use may be found for former central Topeka Dillons building

Posted November 9, 2016 08:36 pm

By [Tim Hrenchir](#)

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A comeback may be in store for the former Dillons building in central Topeka.

GO Topeka is working to arrange a new use for the vacant structure, which might fill some voids left when the grocery store there closed 9 months ago, local elected officials learned Wednesday.

“We can’t tell you what it is but we think it’s going to be good for the community,” said Matt Pivarnik, president and CEO of GO Topeka and the Greater Topeka Chamber of Commerce.

City officials hear from Jeff Russell, the vice president of manufacturing at Reser’s, while taking a media bus tour Wednesday evening. Russell told city officials that the company hopes to be up and running in their new facility in the next year to 18 months. (Chris Neal/The Capital-Journal)

Pivarnik spoke as about 20 people took part in a bus tour GO Topeka offered for the media, the public and elected officials who are members of the Joint Economic Development Organization.

Wednesday’s tour stopped at various sites around Topeka as Pivarnik and GO Topeka staff members talked about how they are working to attract new businesses, retain current ones and incentivize small businesses.

The bus stopped near the Dillons store at 1400 S.W. Huntoon, which closed after providing minimal advance notice on Feb. 13, 2016. The building is still owned by Dillon Real Estate Co. Inc., according to Shawnee County appraisal records.

Pivarnik said GO Topeka officials feel excited about the arrangement for the building’s future that they are working to put in place. He said he couldn’t reveal anything more.

GO Topeka, a private organization, manages the economic development program financed with revenue from a county-wide, half-cent sales tax used to pay for infrastructure improvements and economic development. JEDO is a body of city government comprised of Topeka and Shawnee County elected officials who oversee arrangements regarding the tax.

A Topeka Capital-Journal reporter was among those who took Wednesday’s bus tour, where participants included Shawnee County Commissioners Shelly Buhler and Kevin Cook, Topeka Mayor Larry Wolgast and city council members Jeff Coen, Tony Emerson, Karen Hiller and Brendan Jensen.

The tour began shortly after 4 p.m. and lasted more than three hours — much of that after dark — while going to sites that included south Topeka’s Kanza Fire Commerce Park and Central Crossing Commerce Park.

This community has 379 acres of land in those two parks available to be provided to companies looking to relocate here, said Molly Howey, director of business development for GO Topeka.

The bus stopped outside Topeka’s Mars North America plant, which opened in March 2014 in Kanza Fire Commerce. Bret Spangler, site director for Mars, came aboard.

Spangler told of how a team of four men were responsible for choosing Topeka to be the site of the Mars plant.

“We really thank those four guys for making the right decision,” he said.

Spangler said the Topeka plant will be the only location where Mars will produce caramel-flavored M&Ms, which it plans to begin making soon.

“It’s something special for Topeka,” he said.

Coen asked Spangler if he could see Mars starting more expansion at the Topeka plant in three or four years.

Spanger responded, “Yes.”

Coen then asked, “Could you talk about that at all?”

Spangler replied, “No.”

Contact reporter **Tim Hrenchir** at (785) 295-1184 or @timhrenchir on Twitter.

Tennessee Town NIA General Membership Meeting
6:30 p.m., Monday, September 12, 2016
Buchanan Center Conference Room, 1195 SW Buchanan

Minutes of September 12, 2016 General Membership Meeting:

Attendees –President Michael Bell, Secretary-Treasurer Sandra Lassiter, Dennis Boyles, Ayn Gilliland, Barbara Scott, Zachary Scott, Raymond Perret, Twila Denmon, Lee Jones, Pastor Harry Christian, Donald Fortin, Joyce Revely, Leroy Wedeking; Topeka Police Officers M. Pouilot, B. Stricklen, Z. Hill, B. Qualls; and Linda Kidd

Bell called the meeting to order at 6:35 p.m.

Adoption of Agenda as amended. Add under New Business A: Working Men of Christ Ministries/Harvesters Partnership. Add under New Business B: Asbury-Mt. Olive Survey. Ayn Gilliland moved adoption of the agenda as amended. Zachary Scott seconded the motion. The motion was approved.

Approval of the July 11, 2016 meeting minutes as presented. Gilliland moved approval of the minutes as presented. Barbara Scott seconded the motion. The motion was approved.

Treasurer's report was presented. Fortin moved acceptance of the treasurer's report. Perret seconded the motion. The motion was approved.

Community policing report. Officer Stricklen stated there were only four incidents in the last month. He also said license plate screws would be given away for free on Sep. 29 at Westside Baptist Church, SW 4th and Fillmore.

Property Maintenance report: Boyles asked attendees for updates on property maintenance. Wedeking mentioned continued concerns at 1109 SW Lincoln. Boyles said 3,000 weed citations were issued last year and asked attendees to keep their grass cut. Bell mentioned the NIA's old Neighborhood Mowing Program, where those who were 60+ years of age and at or below 60 percent of Area Family Income qualified for mowers to cut their grass for free. Boyles mentioned "Cutting for a Cause," a program a few years back that used volunteers to cut grass for those physically and financially unable to do it themselves.

Citizens Advisory Council report. Fortin mentioned the Neighborhood Leaders training meetings (Bell has been attending them for the NIA), discussions on ways to save money on newsletters, Topeka JUMP (which visited the NIA at its July 11 meeting), and Municipal Court Meetings and Amnesty Ticket Day available to the public. He also mentioned a mandatory SORT meeting on Sep. 26 that each NIA interested in submitting a SORT application had to attend (more on the SORT later in these minutes).

City Council report. Karen Hiller was unable to attend the meeting.

Huntoon Dillon's Closure Update: Bell said he had been contacted by the City to tell the NIA that "Dillon's is aware of what the NIA has asked for." Discussion about the closure ensued. Hy-Vee was mentioned as a possible tenant in the former Dillon's building. Bell said the first hurdle that had to be cleared was to determine if restrictive covenants like non-compete clauses were attached to the building and land. If those covenants can be overcome, then he said financing could be accessed to get another grocer in the building. Bell said the NIA's executive committee had discussed getting the other Central Topeka neighborhoods together to do a media availability to get the Huntoon Dillon's back on the city's agenda and to engage Dillon's about acquiring the building and property at 1400 SW Huntoon. He asked attendees if they thought that was a good idea moving forward. The consensus was that it was.

Lane Garden maintenance update. Bell said he and DeLapp looked at purchasing a lawn mower to help with maintenance and that Bell had purchase one. He also mentioned that Working Men of Christ had offered volunteers to cut the grass. WMOC's Perret confirmed that arrangement.

Habitat for Humanity update. A groundbreaking ceremony is forthcoming at the lots south of Shiloh Baptist Church in the first 1200 block of SW Buchanan that were donated to Habitat for the construction of a new house.

Stormont-Vail Letter Regarding 2015 Partnership Attempt: Discussion occurred on the July 28, 2016 letter Stormont-Vail's David Cunningham sent to the NIA about reviving the partnership attempt. The letter didn't discuss the prior difficulties between Stormont-Vail and the NIA and contained no solutions to those difficulties if another attempt was tried. Bell suggested that the NIA thank Cunningham for his letter but to proceed without trying to establish the partnership. By consensus, the group agreed.

National Night Out report. Emma Ray was unable to attend the meeting, but the event went well.

Basketball Tournament report. Lassiter said the event went well.

International Academy update. Lassiter said things are going well.

Topeka JUMP update. Board Member Joyce Revely said JUMP will be presenting a draft of Affordable Housing Trust Fund to the City in early 2017.

Revely moved to extend the meeting through Kudos. Perret seconded the motion. The motion was approved.

WMOC/Harvesters Partnership. WMOC's Perret said it was collecting food donations and mentioned using boxes at churches to do so.

Asbury-Mt. Olive survey. Revely distributed the survey to attendees and asked them to complete it. The survey is asking for information about what's going on in the neighborhood.

Stages of Resource Targeting (SORT) application. Bell said applications from NIAs would be taken this year for the next SORT cycle, to begin in 2017. He said SORT targets certain funds contained within the city's Consolidated Plan (HUD and local funds) to two NIAs per cycle. He said Tennessee Town had last been a SORT neighborhood in 2004-2006, even before there was a SORT. He reminded attendees of the new housing and other improvements that came through the SORT designation. He asked attendees if the NIA should submit an application for 2017-2019.

Fortin moved that the NIA submit a SORT application. Revely seconded the motion. The motion was approved. Attendees agreed that the NIA's executive committee (Bell, DeLapp and Lassiter) and Fortin would serve as its SORT committee.

Neighborhood Clean-Up. Bell reminded attendees that October has been the month of the NIA's neighborhood clean-up and asked the body to vote to hold one in October 2016. Bell said with dwindling NIA operations/communications funds that the mailing notifying neighborhood residents of the clean-up be combined with the mailing for the NIA's November 2016 general membership meeting.

Fortin moved to hold the neighborhood clean up from Fri., Oct. 28 through Sun., Oct. 30, 2016 and to combine notification of the clean-up and the November 2016 NIA meeting as one mailing. Perret seconded the motion. The motion was approved.

Bell discussed working with Donna Rae Pearson on the NIA's 40th anniversary, with a ceremony to mark the occasion being held at the NIA's holiday party in December. Discussions would be ongoing.

Bell said he had spoken with Pearson and she said KU students were working on a semester-long project studying Tennessee Town and its history similar to the one K-State students conducted in the late 1970s. He said Pearson would keep the NIA apprised of the students' work.

Kudos were extended to Working Men of Christ and Dennis Boyles for their work in the NIA.

Fortin moved adjournment. Revely second the motion. The motion was approved.

Meeting adjourned at 8:16 p.m.

Next meeting: November 14, 2016

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Treasurer's Report for September 12, 2016 General Membership Meeting:

Tennessee Town NIA 2016 Operations and Communications Budget:				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-16	▶	▶	▶	\$1,500.00
2-9-16	1	Reimbursement to Emma Ray for NNO	\$50.00	\$1,450.00
2-26-16	301	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.08	\$1,425.92
2-26-16	301	Postage for Meeting Notice Cards	\$80.77	\$1,345.15
4-28-16	301	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.08	\$1,321.07
4-28-16	301	Postage for Meeting Notice Cards	\$77.44	\$1,243.63
7-22-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$1,219.47
7-22-16	302	Postage for Meeting Notice Cards	\$77.44	\$1,142.03
8-29-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$1,117.87
8-29-16	302	Postage for Meeting Notice Cards	\$77.44	\$1,040.43
8-5-16	1	KS Rental, Basketball Tournament	\$95.00	\$945.43
8-5-16	1	Your Hometown Inflatable	\$225.00	\$720.43
8-6-16	1	Darnall's Food & Party Events	\$225.00	\$495.43
8-26-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$471.27
8-26-16	302	Postage for Meeting Notice Cards	\$77.44	\$393.83
9-12-16	1	State of Kansas Nonprofit Renewal	\$40.00	\$353.83
10-20-16	302	Printing of Meeting Notice Cards (\$0.08 ea.)	\$24.16	\$329.67
10-20-16	302	Postage for Meeting Notice Cards	\$77.44	\$252.23
TOTALS:	▶	▶	\$1,247.77	\$252.23

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Treasurer's Report for September 12, 2016 General Membership Meeting: Envista Account

Tennessee Town NIA 2016 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

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Reports of Officers:

A. Neighborhood Leaders' Roundtable:

President Bell attended the meeting, held at 9 a.m. on Oct. 22 at the Holliday Office Building.

Neighborhood Relations' Roseanna Haugen spoke on the Financial Resiliency and Mobility Conference she attended in Kansas City. She said she learned about the financial wellness of low- to moderate-income neighborhoods including small loans and their impacts and how family dynamics affect those situations. She said a Rockhurst University partnership with Kansas City, MO had helped the university's surrounding neighborhoods.

Neighborhood Relations' Director Sasha Haehn spoke on the "Did You Know" factoids the department has been sending out to leaders.

Elizabeth Johnson, Ward Meade NIA Police Liaison, spoke on her efforts to address crime concerns in her NIA. She said she got involved about 7 years ago when she saw a drug deal going down in front of her house. She went to an NIA meeting and found out that it had been thinking about identifying a police liaison. She volunteered. She said her efforts have involved building relationships with neighbors and community police officers.

Neighborhood Relations' Monique Glaude spoke on Welcome Wagon/Kids' Meeting Totes and ways to welcome new neighborhood residents.

There was open discussion to conclude the meeting. Bell spoke on public-private partnerships and the place the city could play in bringing together private entities and the city's NIAs. Discussion also occurred on the Citizens Advisory Council and attendance and involvement at those meetings, as well as how it has become a subset of Neighborhood Relations instead of the autonomous, citizen-driven body it was as the Community Development Advisory Council.

B. SORT Workshop:

CAC representative Don Fortin and Vice-President Pat DeLapp attended the workshop, held at 6:30 p.m. on Tues., Oct. 25, at the Holliday Office Building. Discussion occurred on who to contact to put together the SORT applications, the deadline for application submissions (Nov. 21), and Citizens Advisory Council consideration of applications and its recommendations to the city council (the CAC reviews on Dec. 7). Each submitting NIA would need to have a representative at the Dec. 7 CAC meeting to answer questions (no presentations this time). The CAC's recommendations are then set to go before the city council in Jan. 2017.

C. SORT Pre-Development Conference:

Bell, DeLapp and Fortin attended the pre-development conference, held at 11 a.m. on Tue., Nov. 1, at Neighborhood Relations. Sasha Haehn, Monique Glaude and Corrie Wright attended for Neighborhood Relations. Dan Warner attended for the Topeka Planning Department. Bell prepared a draft SORT submission for the group to review. Discussion occurred on:

1. Completing a demolition request form for 1194 SW Lane, to be submitted on Jan. 2, 2017 when more funds are available
2. Finding historic preservation funds for potential renovations at the city's old ice house, located in the first 1100 block of SW Buchanan
3. Asking for- and non-profits to participate in SORT activities
4. City Forestry trimming back trees
5. Solar lighting
6. Finding funds to help Living the Dream, Inc. complete renovations at the former Colored Women's Club, located at 1149 SW Lincoln
7. The new downtown NIA
8. Neighborhood Relations asking Parks and Recreation's Darrell Stewart to meet with us regarding the expansion of Lane Garden.

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Stages of Resource Targeting (SORT) Application:

In addition to the myriad programs available through the city of Topeka's Consolidated Plan for income-qualified individuals, families and neighborhoods (<http://www.topeka.org/HND/>), the city also makes available to two target areas (Neighborhood Improvement Associations) its Stages of Resource Targeting, or SORT. NIAs, of which at least 51% of their populations must be at or below 80% of Area Median Family Income*, can biennially apply to be one of the two city-designated SORT neighborhoods. Those two areas qualify for targeted Consolidated Plan funds, as well as local funding through the city's Neighborhood Infrastructure program, which makes available approximately \$1.4 million for improvements like streets, sidewalks/curbs, lighting, and sewers/wastewater. The North Topeka West and Hi-Crest NIAs were designated SORT neighborhoods during the last cycle.

This year the SORT application process will lead to the selection of two new NIAs for activities in 2017-2019. According to the city's Department of Neighborhood Relations, the coordinating agency for the initiative, the focus during 2017 will be planning. This may include the adoption of a neighborhood plan or the revision of an existing plan (which also would involve the city's Planning Department). (The two) new areas then will be eligible for funding as a target area in 2018 and 2019, subject to appropriations.

If the NIA decides to submit a SORT application, it will have to pursue creating its application through a SORT committee, meaning its application will be created by the committee and then subject to a vote of the general membership of the NIA. Members will be asked to suggest ideas about improving the neighborhood at the NIA's September 12 meeting. From that meeting an application will be drafted and submitted to the NIA's general membership for approval at either a special meeting to be announced or at its November 14 general membership meeting.

The impact of targeted funds can be immense. Tennessee Town was a SORT neighborhood before there was even a SORT. From 2001-2006, Consolidated Plan resources, resources from other local housing providers like Topeka Habitat for Humanity and Topeka City Homes, and efforts by neighborhood stakeholders like the Topeka Housing Authority, Asbury-Mt. Olive United Methodist Church, and Faith Temple Church of God in Christ began the transformation of our neighborhood from being entirely "intensive care" to being a majority "outpatient" neighborhood by 2011.

For more on the SORT and its past impacts in Tennessee Town, please go to the NIA's website at <http://tenntownnia.weebly.com> (scroll down at the homepage).