

**Tennessee Town NIA General Membership Meeting**  
**6:30 p.m., Monday, September 14, 2015, Buchanan Center Conference Room, 1195 SW Buchanan**

TENTATIVE AGENDA:

- I. Welcome
- II. Adoption of Agenda
- III. Approval of July 13, 2015 General Membership Meeting Minutes (pgs. 2 - 3 of meeting packet)
- IV. Reading and Acceptance of Treasurer's Report (pg. 4)
- V. Reports of Officers, Committees (pg. 5 - 6)
- VI. Community Policing Report: TPD Officer Michael Diehl
- VII. Property Maintenance Report: Dennis Boyles
- VIII. Citizens Advisory Council (CAC) Report: Donald Fortin
- IX. City Council Report: Karen Hiller
- X. Old Business (by 7 p.m.):
  - A. 2016 Neighborhood Empowerment Grant Submission Update
  - B. Property Acquisition, Demolition at 1192, 1194 SW Lane
  - C. 2015 National Night Out Against Crime Report: Emma Ray
  - D. International Academy in Tennessee Town Update: Sandy Lassiter
  - E. "Tennessee Town Talks" Review
  - F. Stormont Vail - Tennessee Town NIA Partnership
- XI. New Business:
  - A. Tennessee Town and Topeka's Pedestrian Master Plan (see proposal on pg. 7 of meeting packet)
  - B. Habitat for Humanity Partnership:
    - 1. In-Fill Housing in First 1200 Block of SW Buchanan
    - 2. Tennessee Town and Habitat's Neighborhood Revitalization Initiative
  - C. Neighborhood Clean-Up: Set Date in October, Dumpster Locations
  - D. 2015 Operations/Communications Budget: Expenditures, Activities for Remainder of Year:
    - 1. Meeting Notice Cards for November 2015, January 2016; Holiday Party
  - E. Aaron Douglas Art Fair Update
  - F. Tennessee Town Mural Update
  - G. Defacement of Marker in Front of the Buchanan Center (pg. 8)
- XII. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends:
  - A. Faith Temple Rev. Ronald Lassiter's Retirement
  - B. District One Crime Summit Final Report at City's Website  
(<http://www.topeka.org/HND/CommunityEngagement.shtml>)
- XIII. Announcements:
  - A. Fraternal Order of Police Golf Tourney, Oct. 17, Cypress Ridge Golf Course. Registration at 8 a.m. Proceeds to Fallen Officer fund, FOP Foundation general fund; then redistributed to area charities. Contact Joey Schulmeister at 785-554-5215 or Jennifer Cross at 785-640-8101
  - 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., November 9, 2015, Buchanan Center, 1195 SW Buchanan
- XIV. Adjournment

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Minutes of July 13, 2015 General Membership Meeting:

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandra Lassiter, Emma Ray, Leroy Wedeking, RonLett, Bill Fiander, Sasha Stiles, Topeka Police Dept. Ofcs. Matthew Blassingame and Michael Diehl, Dennis Boyles, and Karen Hiller

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

Topeka Planning Department Director Bill Fiander and Neighborhood Relations Director Sasha Stiles presented on the 2014 Neighborhood Health Map Update, including its rating scale and shared printed graphs. Fiander emphasized five vital signs from the Health Map: poverty, public safety, property values, single-family homeownership and boarded houses. He discussed the four health ratings: intensive care (the most distressed neighborhoods), then going up to at-risk, then outpatient, then healthy. Fiander said the 2008 recession had impacts on Topeka's neighborhood health ratings, including increases in foreclosures, poverty, and housing supply being greater than new households while single-family homeownership decreased. He said that if a neighborhood's rating went down (and Tennessee Town went from majority outpatient to completely at-risk), then it was because of decreases in single-family homeownership and increases in boarded houses. Since the neighborhood health ratings are done by census tracts, not NIA boundaries, Tennessee Town has overlap with the Holiday Park and Historic Old Town neighborhoods.

TPD Community Police Ofc. Matthew Blassingame introduced Michael Diehl, Tennessee Town's new Community Ofc. Diehl has had four years experience in the crime unit, gang and drug unit. The crime report since the July 13 NIA meeting was distributed. Regarding the report, Dillon's is a hot spot for shoplifting, burglaries stood out (three out of four committed at residences). Ofc. contact information has changed: Sgt. Simmons at 368-2401, Ofc. Blassingame at 368-1906, and Ofc. Diehl at 368-1657 (cell: 785-217-8361). Emma Ray talked about the process and communication with TPD on safe neighborhoods, especially about witnessing crimes.

Returning to the 2014 Neighborhood Health Map Update, Sasha Stiles spoke on how its findings are used. She discussed how street repairs would be made through the 1/2 cent sales tax and her department's request for hiring two new inspectors dedicated to vacant properties and more money for demolitions. Karen Hiller discussed how contract for deed arrangements are not counted as homeownership and how owners are taking responsibility for their own properties.

Pat DeLapp moved adoption of the meeting agenda. Ray seconded the motion. The motion was unanimously approved.

Ray moved adoption of the May 11, 2015 NIA meeting minutes. DeLapp seconded the motion. The motion was unanimously approved.

Sandra Lassiter moved acceptance of the July 13, 2015 treasurer's report. Ray seconded the motion. The motion was unanimously approved.

Lassiter moved to extend the meeting through "Kudos" on the agenda. Ray seconded the motion. The motion was approved.

Ray reported on the District One Crime Summit. She said it was enlightening and informational and presented the legal side of law enforcement. She said a report would be released.

Bell presented on the NIA's 2016 Neighborhood Empowerment grant application for Lane Garden improvements. Information was shared about properties at 1192 and 1194 SW Lane. Bell had a telephone conversation with Ms. Andrene Scott, who owns the properties, about her ideas on the future of the property and the NIA's plans.

Bell provided information on the "Tennessee Town Talks" oral history event, to be held on Sat., July 18, at the Buchanan Center. Vern McFalls will record the event.

Lassiter shared information on the International Academy in Tennessee Town. She said there would be four classrooms constructed by the contractor Harold Dawson along with JR Parker and that she would be meeting with the people who put together the virtual side of the Academy on July 25.

DeLapp moved that the NIA renew its State nonprofit status for \$40.00. Ray second the motion. The motion was unanimously approved.

DeLapp posed discussion about the amount of monies spent on inflatables. He would seek out other business partners who were in the business besides Dave Collins.

Discussion occurred on National Night Out and the Tennessee Town Basketball tournament, both to be held on August 8, 2015.

Leroy Wedeking moved adjournment. Ray seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:33 p.m.

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Treasurer's Report for September 14, 2015 General Membership Meeting:

<b>Tennessee Town NIA 2015 Operations and Communications Budget:</b>				
Date	Piece Count	Transaction Type	Withdrawal	Balance
1-1-15	▶	▶	▶	<b>\$2,000.00</b>
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
7-31-15	1	KS Secretary of State Incorporation Fee (nonprofit status)	\$40.00	\$1,656.94
8-31-15**	300	Printing of Meeting Notice Cards (\$0.05 each)	\$22.05	\$1,634.89
8-31-15**	300	Postage for Meeting Notice Cards	\$78.97	\$1,555.92
<b>TOTALS:</b>	▶	▶	<b>\$444.08</b>	<b>\$1,555.92</b>

\*\*The meeting notice cards for the September 14, 2015 NIA meeting are being disputed as they were not mailed out in advance of the meeting.

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Reports of Officers:

A. “Tennessee Town Talks” Oral History Event:

Bell and DeLapp attended the event, which was held from 1-3 p.m. on Sat., July 18, at the Buchanan Center. Other attendees included Belinda Richardson, Phyllis Phelps, Barbara Scott, Emma Ray, Ashley Arcieza, Jocelyn Lyons, and a lady who didn't sign in. Vern McFalls was present and recorded the event. Discussion occurred on the families that made up Tennessee Town, the position of the church in the neighborhood, the working-class nature of the neighborhood, the Buchanan Center, and former businesses, among other topics. Bell and McFalls will get together to edit the recording and post it on social media and at the NIA's website.

B. Conference Call with Andrene Scott, the owner of 1192 and 1194 SW Lane:

Bell, DeLapp and Lassiter attended the conference call, held at 10:30 a.m. on Mon., July 20, at Neighborhood Relations, 620 SE Madison. Neighborhood Relations' Corrie Wright and another NR staff member also attended. Discussion occurred on donating the properties, which would provide Ms. Scott with tax advantages. The donation would be to either the city/NIA or to Shiloh Baptist Church, where the previous property owner, Orvetta Scott, attended church. Shiloh then could donate or sell the properties for \$1 to the City/NIA. Bell said he would check on any advantages that would go to the church through such an arrangement. The City would provide funds to demolish the house at 1194 SW Lane. The demolition and acquisition through donation of the two properties would then address public health and safety concerns regarding 1194 SW Lane and enable the NIA to proceed with its plans to expand the Lane Garden north of its current location. Discussion also occurred on setting aside a part of 1192 SW Lane for John L. Williams, who lives at 1190 SW Lane and was interested in using part of the next-door property for a garage. Ms. Scott said she would speak with her uncle about the donation.

C. National Night Out, Basketball Tournament:

Bell and Lassiter attended the two events, both held on Sat., August 8. Both events were once again successes.

D. Meeting with Neighborhood Relations, Habitat on Shiloh Baptist Church's Vacant Lots for In-Fill Housing:

Bell and DeLapp attended the meeting, held at 10 a.m. on Wed., August 12, at Neighborhood Relations. NR Director Sasha Stiles and Corrie Wright, Shiloh Pastor D.C. Clark, and Habitat Director Michelle de la Isla also attended the meeting. The meeting was called to discuss acquiring the vacant lots Shiloh owns just north of the church's parking lot and partnering with Habitat to have two houses its student volunteers built placed on those lots. De la Isla said she would present the idea of placing the two Habitat Houses in Tennessee Town at Habitat's next board meeting, to be held at 4:30 p.m. on Thu., Aug. 20. Stiles said she would get the Tennessee Town crime stats for the Habitat board meeting.

Another partnering opportunity also was discussed involving either rehabilitating or demolishing Shiloh's parsonage, located next door to the church. Regarding the parsonage, Stiles said Americorps needed housing for 10-12 people and that the parsonage might be a possibility for that. Wright said the parsonage first would need to be inspected to see if it was rehab worthy per the City's rules. The inspection was scheduled for 10 a.m. on Mon., Aug. 17.

The group agreed to meet again at 11:30 a.m., Mon., August 24, at Neighborhood Relations.

E. Meeting with Neighborhood Relations, Habitat on Shiloh Baptist Church's Vacant Lots for In-Fill Housing:

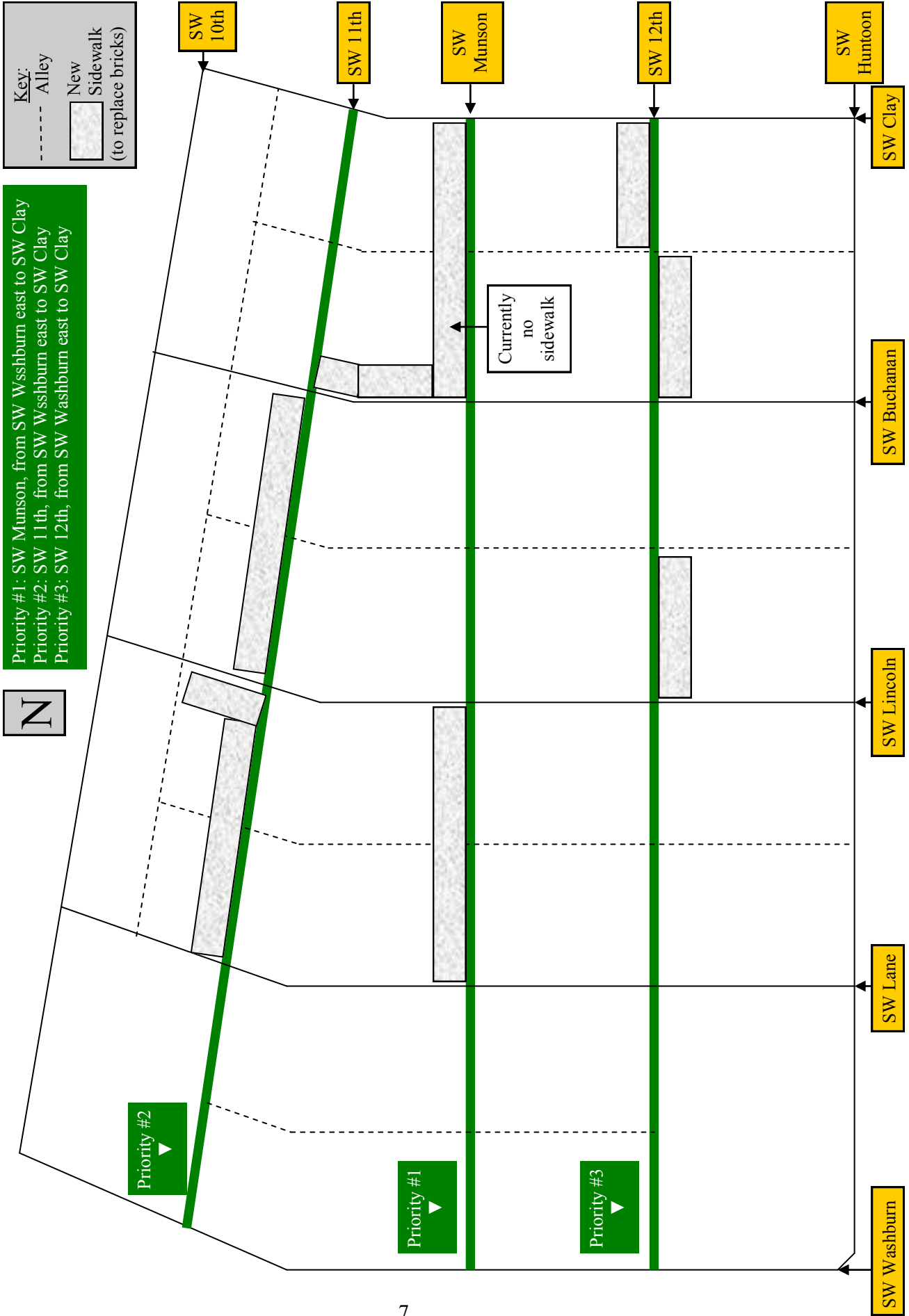
Bell and DeLapp attended the meeting, held at 11:30 a.m. on Mon., August 24, at Neighborhood Relations. NR Director Sasha Stiles and Corrie Wright, Shiloh Pastor D.C. Clark, and Habitat Director Michelle de la Isla and another Habitat staff member also attended the meeting.

Regarding the Shiloh vacant lots, de la Isla said the Habitat board approved locating the two houses on the Shiloh lots. The lots would have to be acquired from Shiloh, either through donation or through purchase. Rev. Clark said Shiloh would like to keep one of the lots directly south of its parking lot for future use. Bell mentioned acquiring the burned-out house at 1225 SW Buchanan, directly south of the Shiloh lots, then demolishing the house and adding the property to the lots available for the Habitat houses. Wright said she would contact the property owner at 1225 SW Buchanan.

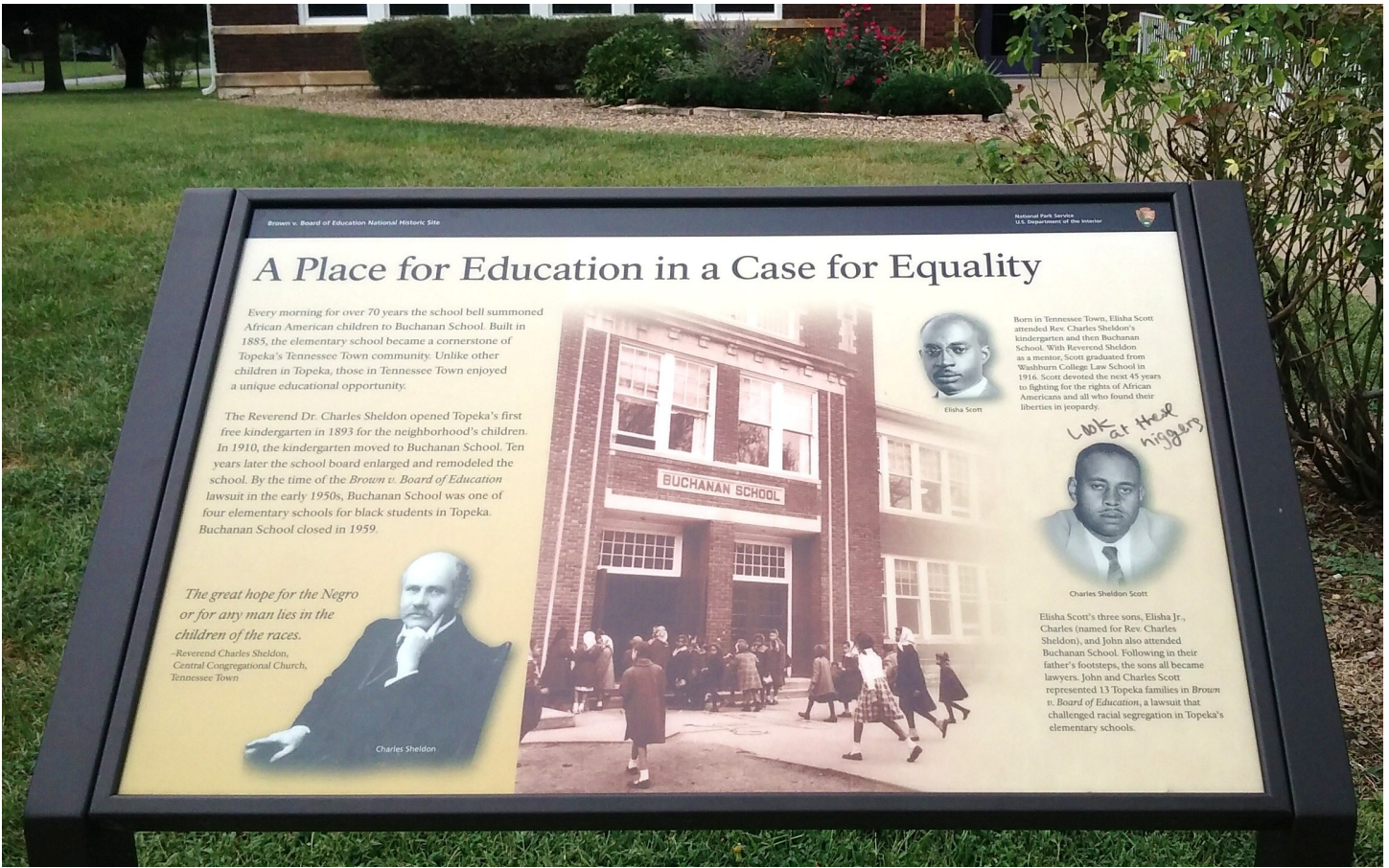
Regarding the Shiloh parsonage, Wright said NR Warren Woodruff did the inspection and found that rehab costs would be more than 30% of the appraised value of the house, therefore the city would not be able to rehab it. Stiles and Wright said the City could provide demolition funds for the parsonage so long as the church agreed to keep the property vacant or a similar low-intensity use.

# Tennessee Town NIA Topeka Pedestrian Master Plan - Sidewalks Recommendations

September 10, 2015







These pictures were taken on Tuesday, September 8, 2015.