

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

TENTATIVE AGENDA:

- I. Welcome
- II. Adoption of Agenda
- III. Approval of July 11, 2016 General Membership Meeting Minutes (pgs. 2 - 3 of meeting packet)
- IV. Reading and Acceptance of Treasurer's Report (pg. 4)
- V. Reports of Officers (pgs. 5-6)
- VI. Community Policing Report
- VII. Property Maintenance Report: Dennis Boyles
- VIII. Citizens Advisory Council (CAC) Report: Donald Fortin
- IX. City Council Report: Karen Hiller
- X. Old Business:
 - A. Huntoon Dillon's Closure Update: What's Next (Kroger letter at pgs. 7-9)
 - B. Lane Garden Maintenance Update
 - C. Habitat for Humanity Update
 - D. Stormont-Vail Letter Regarding 2015 Partnership Attempt (pg. 10)
 - E. 2016 National Night Out Report: Emma Ray
 - F. 2016 Basketball Tournament Report: Sandy Lassiter
 - G. International Academy Update: Sandy Lassiter
 - H. Topeka JUMP Update
- XI. New Business:
 - A. Stages of Resource Targeting (SORT) Application, Vote (SORT targets certain funds to 2 NIAs) (pg. 11)
 1. Formation of NIA SORT Committee (if vote is to submit an application)
 - B. Neighborhood Clean-Up in October 2016 Vote
 - C. Tennessee Town NIA 40th Anniversary Celebration
 - D. Tennessee Town Historical Project with KU Students: Donna Rae Pearson
- XII. Kudos: Recognizing the Good News and Deeds of Our Neighbors and Friends:
 - A. Working Men of Christ Ministries
 - B. Other Recognitions from Attendees
- XIII. 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., November 14, 2016, Buchanan Center, 1195 SW Buchanan
- XIV. 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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Minutes of July 11, 2016 General Membership Meeting:

Attendees: President Michael Bell, Vice President Pat DeLapp, Secretary-Treasurer Sandy Lassiter, City Manager Jim Colson, Emma Ray, Joyce Revely, Karen Hiller, TPD Officer Michael Diehl, Topeka JUMP's Shanae' Elem, Zachary Tague, Ayn Gilliland, Barbara Scott, Zach Scott, Don Fortin, Dian Moes, Rev. Branson Roberts, Raymond Penet, Phyllis Phelps, Leroy Wedeking, Natalie Oyler.

Bell called the meeting to order at 6:38 p.m.

Presentation by Shanae' Elem about the purpose of Topeka JUMP. JUMP is now supported by 20 organizations. With community meetings and board has convened in May. After pursuing issues related to USD 501 and mental health, the group now has decided to pursue affordable housing. A task force has been created and Mayor Wolgast has joined it. Elem said funding for affordable housing could come from the Affordable Housing Trust Fund. City Manager Colson has remarked that the city has promoted a housing program. Emphasis has been put on blight. Compliments to JUMP that problems and shortcomings have been brought to the attention of the city. Colson said the city has an Affordable Housing Trust Fund, however there is no money in it. Karen Hiller made comments she is in full support.

Adoption of Agenda as amended: Add under New Business, Roman E: "New WMOC Support Letter (PUD zoning) at 1175 SW Clay. Natalie Oyler moves that we adopt agenda as amended. Branson Roberts second. Motion approved.

Approval of Minutes as corrected: Page 1, paragraph 9: "He said one way to file a complaint is online at 311 in order to have a complaint filed about a structural nuisance." Pat moved to adopt minutes as corrected. Emma Ray second. Motion approved.

Treasurer's report was presented. Branson moved to accept report and Zach Scott second. Motion approved.

Community Police Officer Diehl stated the July 2016 report was the BEST REPORT of all NIAs. Crime stats down.

Citizens Advisory Council: Don Fortin shared info. on Stages of Resource Targeting (SORT) scoring process, community building, neighborhood newsletter discussion and neighborhood summit.

City Council report by Karen Hiller. Feedback on Crime summit. Still working on the Dillon's project. Heartland Healthy neighborhoods and have identified initiatives for children and seniors.

Motion to extend meeting by Joyce Revely. Emma Ray second. Motion approved.

Continued discussion on Dillon's property with City Manager Jim Colson and Hiller.

Vote on Neighborhood Empowerment Grant resubmission of Lane Garden improvements with updates: Vote necessary because although consensus was to resubmit Lane Garden improvements, no formal vote taken at May 11 meeting. DeLapp moved. Ray second. Motion approved.

The executive committee will meet on the Minor Exterior Housing Rehab initiative adopted earlier in year.

NNO by Emma Ray. We will have executive meeting with reference to that.

CAC alternate: Don Fortin motion for Donna Rae Pearson to be alternate for CAC. Phyllis Phelps second. Motion approved.

Raymond Penet suggest that the House of Joshua representing Working Men of Christ at 1175 Clay assist with the maintaining the Lane Garden.

WMOC zoning change at 1175 SW Clay. Don Fortin moved that a letter be sent to the planning commission supporting the PUD zoning request for Working Men of Christ at 1175 SW Clay. The motion was seconded and approved.

Kudos: Recognized NIA stakeholders and their contributions to neighborhood.

Announcements as they appeared on the agenda.

Phyllis Phelps moved adjournment. Zachary Scott second. Motion approved.

Meeting adjourned at 8:49 p.m.

Next meeting: September 12,2016

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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	▶	▶	▶	\$1,500.00²
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 each)	\$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 each)	\$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 each)	\$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 each)	\$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 each)	\$24.16	\$471.27
8-26-16	302	Postage for Meeting Notice Cards	\$77.44	\$393.83
TOTALS:	▶	▶	\$1,106.17	\$393.83

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Reports of Officers:

A. Topeka Planning Commission Meeting on Working Men of Christ's Rezoning Request:

Bell attended the meeting, which was held at 6 p.m. on July 18 in the city council chambers. There were 2 rezoning requests involving 1025 SW Western in the Historic Holliday Park NIA and 1175 SW Clay in Tennessee Town. There were issues that planning staff worked out regarding removing language that specifically referred to WMOC's religious mission and building a privacy fence at 1025. WMOC agreed to both changes. A "sunset with renewal" provision also was agreed to by the planning commission and WMOC. The provision would allow the new use of the properties to be reviewed every 3 years. If it was found that WMOC was not living up to the established use of the properties or if WMOC vacated the properties, then any future tenant that wanted to continue the new zoning would be reviewed for appropriateness.

The planning commission initially seemed willing to incorporate those suggestions into a motion to approve at 1025. Then it decided to table the item to next month's commission meeting. It was about to group the 1175 request into that deferral. Bell suggested that the commission not do that. The commission did vote to defer 1025 but not 1175. When discussion occurred on 1175, Bell spoke and told the commission that, with the exception of the "sunset with renewal" provision and the removal of language regarding WMOC's religious mission, none of the issues at 1025 were present at 1175. Bell said Tennessee Town was a LMI neighborhood seeking to address vacant housing, putting said housing back on the tax rolls and renovating it, and seeking to find good neighbors. He recounted the NIA's dealings with WMOC and how impressed we were with the people running it, the group's mission and that it had been a great neighbor. Without the concerns contained at 1025, the commission voted to approve the PUD at 1175.

(Note: On September 8 the Topeka City Council voted 8-0 to approve the new zoning at 1175 SW Clay.)

B. Neighborhood Leaders' Roundtable:

Bell attended the meeting, held at 9 a.m. on July 30 at Neighborhood Relations. Planning Director Bill Fiander, Municipal Court Judge Geier and GO Topeka's Molly Howey spoke to attendees.

Fiander spoke on getting input on transportation plans, now known as "Futures 2040."

Geier spoke on how the municipal courts worked and encouraged people who have been issued tickets, etc. to work with the courts.

Howey spoke on working with neighborhoods on economic development opportunities.

Discussion also occurred on a future neighborhood summit. It was decided that the summit would be discussed at the next Neighborhood Task Force Meeting on August 17.

Discussion also occurred on AmeriCorps' time in Topeka this summer and how successful it was. There are plans to invite AmeriCorps back next year.

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.

C. Meeting with Topeka Habitat for Humanity:

Bell and DeLapp met with Habitat Executive Director Janice Watkins at noon on August 17 at Habitat's new offices at 121 NE Gordon. Watkins said Habitat soon will begin the build in the second 1100 block of SW Buchanan in Tennessee Town on the lots donated to Habitat by Shiloh Baptist Church. All agreed to a groundbreaking ceremony. Bell and DeLapp said the NIA would continue to work with the property owner at 1225 and 1229 Buchanan. Watkins agreed.

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NIA's Kroger Co. Letter Regarding 1400 SW Huntoon:

June 19, 2016

W. Rodney McMullen, Chairman and Chief Executive Officer, Kroger Co.
Jessica C. Adelman, Group Vice President, Corporate Affairs, Kroger Co.
Brian Folmer, Kansas Real Estate Manager, Kroger Co.
1014 Vine Street
Cincinnati, OH 45202-1100

Dear Mr. McMullen, Ms. Adelman and Mr. Folmer:

This letter comes to you all with a great deal of concern. The undersigned represent the Tennessee Town Neighborhood Improvement Association, a low- to moderate-income neighborhood located in Topeka, Kansas. Tennessee Town is the neighborhood in which the recently closed Dillon's Store #58 is located. After 40 years of being a neighborhood anchor the Dillon's corporation, with only two weeks notice, closed said location on February 13 of this year. This corporate decision has made Tennessee Town revitalization efforts more difficult, removed the option of healthy food options in proximity to their homes from its residents; made residents who walked to the store find other more expensive and less convenient options; removed jobs from the neighborhood, and created a food desert in the center of the capital city of Kansas, among other harms.

The Tennessee Town NIA is very concerned about what will happen to the former Dillon's at 1400 SW Huntoon, particularly as it has sat vacant for four months and has forced neighborhood residents, as well as those living in other Central Topeka neighborhoods, to find other, less convenient, alternatives for food, medicine, and financial services. We're also concerned about what will happen to the adjacent property, which contains the Aaron Douglas Art Park and mural and annually hosts the Aaron Douglas Art Fair, which has become an important and popular city event since its inception 10 years ago.

We want this to change. Tennessee Town residents will be most affected by a building that remains vacant and becomes an eyesore for each month that it remains vacant. Tennessee Town residents will be most affected by being excluded from what happens in our own neighborhood.

Kroger apparently has made its decision to leave Central Topeka. What we want is a chance to find a suitable replacement so that the many residents of Tennessee Town and Central Topeka can make whole again their daily lives. What we want is for Kroger to give us that chance, either through a new incarnation involving Kroger or through another grocer.

We realize that with the closure of Dillon's Store #58 the statements and actions made in response to the closure seemed to make a de facto declaration that traditional grocery store models might not work at that location. *We absolutely believe that a store can thrive there.* That said, innovation may be needed to come up with a model and a fresh approach that will not only fully and in a healthy way serve the immediate greater neighborhood, but also will draw from elsewhere and serve as a sound, moneymaking investment for its owner. What we want is Kroger to work with us, directly or in supporting our efforts to reach out to others, to give us a chance.

The City of Topeka also is on board regarding finding a suitable replacement. At the first community meeting held on the Dillon's closure on January 31 of this year, Mayor Larry Wolgast and various city council members said doing so would be a city priority. Two hundred people attended that meeting and also committed themselves to finding a suitable replacement. What we all want is for Kroger to give us all that chance.

Two citizens' committees grew out of the two Dillon's' closure community meetings that were held. One of those committees, on which the three Tennessee Town NIA officers serve, is the long-range planning committee. That committee has been and continues to investigate suitable replacements to occupy 1400 SW Huntoon and once again serve Tennessee Town and Central Topeka. What we want is for Kroger to give this committee a chance to pursue suitable replacements in earnest.

The Tennessee Town NIA, founded in 1976 around the same time Dillon's opened its store at 1400 SW Huntoon, has been working in earnest on revitalization efforts for almost 20 years. The following improvements all have occurred since 2001 or will occur within the next few years. For more information, please go to the NIA's website at tenntown-nia.weebly.com:

1. Decorative lighting on SW Washburn and Lane Sts. along the west and east sides of the former Huntoon Dillon's.
2. Aaron Douglas Art Park at SW 12th and Lane Sts. directly northeast of the former Huntoon Dillon's.
3. Tennessee Town Mural on the south wall of WCW Property Management, 1238 SW Lane, directly east and across Lane St. from the former Huntoon Dillon's.
4. Acquisition of properties at 1192 and 1194 SW Lane and the upcoming demolition of 1194 SW Lane to enable the upcoming expansion of the Lane Garden park at SW 12th and Lane Sts., diagonally across the street from the Aaron Douglas Art Park and 1 block north of the former Huntoon Dillon's.
5. The King's Court Basketball and Playground Complex at SW Lincoln and Munson Sts., 3 blocks northeast of the former Huntoon Dillon's. For the past 9 years the Tennessee Town Basketball tournament has been hosted here in August, which draws players and recognition from the entire city. The complex recently was improved with new playground equipment matting and a fence at its western boundary.
6. The establishment of the International Academy school at Faith Temple Church, 1162 SW Lincoln (3 blocks northeast of the former Huntoon Dillon's) and the upcoming construction of a building to house the Academy at 1195 SW Lincoln (2 blocks northeast of the former Huntoon Dillon's).
7. The expansion of the Tennessee Town Plaza Apartments for our senior and physically challenged neighbors in the second 1100 block of SW Lincoln, 2 blocks northeast of the former Huntoon Dillon's. The Tennessee Town Plaza Apartments has been one of the Topeka Housing Authority's most successful complexes since its inception in the early 1980s.
8. 9 single-family houses through partnerships with the City of Topeka and Habitat for Humanity in the first 1200 block of SW Lincoln, 1 block east of the former Huntoon Dillon's. The addition of those homes completely turned around what once was the neighborhood's worst block.
9. The upcoming placement of 2 additional Habitat homes through a property donation from Shiloh Church in the first 1200 block of SW Buchanan, 2 blocks east of the former Huntoon Dillon's.
10. The 11-unit Asbury-Mt. Olive Apartments built just north of Asbury-Mt. Olive Church (1196 SW Buchanan) in the 2nd 1100 block of SW Buchanan, 3 blocks northeast of the former Huntoon Dillon's.
11. Cornerstone of Topeka, Inc., a Tennessee Town stakeholder and tenant at the historic Buchanan Center (1195 SW Buchanan), construction and occupancy of a new house at 1231 SW Clay as part of its program that matches those transitioning from homelessness to homeownership, 3 blocks east of the former Huntoon Dillon's.
12. Upcoming minor exterior housing rehabilitation initiative to focus on making minor improvements (i.e. painting, porches, walkways, yard improvements) to owner- and tenant-occupied housing located in the 1000 and 1100 blocks of SW Washburn and Lane Sts., encompassing the 3 blocks directly north of the former Huntoon Dillon's.

Having a grocery store presence at 1400 SW Huntoon is vital to our continuing efforts to make Tennessee Town a welcoming neighborhood for individuals and families as well as having a conveniently located and locally supported food destination for Tennessee Town and all of Central Topeka.

There was a grocery store presence at 1400 SW Huntoon decades before Dillon's located there as Dibble's preceded Dillon's in what was then called Elmhurst Plaza. Some of us had or have relatives who worked at Dibble's. We all shopped at Dibble's. Once Dibble's closed Dillon's occupied the space for 40 years. We considered Dillon's to be an important neighborhood partner and always extended an invitation to the store manager that she or he were welcome to join our neighborhood's revitalization efforts. Having a grocery store at that location has been as much a part of the lives of Tennessee Town and Central Topeka residents as having family has been. What we want is for Kroger to give us the chance to make our family whole again.

At the May 9 Tennessee Town NIA general membership meeting the body voted to draft and send this letter to the Kroger Corporation, Topeka's governing body and Topeka City Manager Jim Colson.

We stand ready to be involved. We stand ready to make a difference not only for Tennessee Town but for all of Central Topeka. We stand and await your response.

Please let us know if you have any questions moving forward.

Thank you for your time and consideration.

Michael Bell

Patrick DeLapp

Sandra Lassiter

Michael Bell

Patrick Delapp

Sandra Lassiter

Tennessee Town NIA President

Tennessee Town NIA Vice-President

Tennessee Town NIA Secretary-
Treasurer

cc: Topeka Mayor Larry Wolgast
Topeka City Council Members Karen Hiller, Sandra Clear, Sylvia Ortiz, Tony Emerson, Michelle de la Isla,
Brendan Jensen, Elaine Schwartz, Jeff Coen, and Richard Harmon
Topeka City Manager Jim Colson
Brett Martin, Megan James, Central Strong Topeka

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Stormont-Vail Letter Regarding 2015 Partnership Attempt:



July 28, 2016

Michael Bell, President,
Tennessee Town NIA
1195 SW Buchanan
Topeka, KS 66604

Mr. Bell,

Stormont Vail Health is currently partnering with many different entities in the community and region. These partnerships are very critical in helping us meet our mission. To make sure we continue to select new partnerships that align with our mission, we ask that the expectations of these new partnerships are provided in detail.

All new partnership requests need to be in writing and will be reviewed by our senior management. In Ur's request, please provide:

- Detailed explanation of the objectives
- Detailed plan of requirements of each partner
- Requested resources (funds, property, etc.)

It is of extreme importance that you are very specific of what you are asking for, since we use this information to make a decision.

The plan you sent me previously is a great start to the needed information. I look forward to receiving the requested information and presenting it to senior management. If you have any questions, I can be reached by email at dcunning@stormontvail.org or by phone at 785-354-6168.

Sincerely,

A handwritten signature in blue ink that reads "David Cunningham".

David Cunningham
Vice President Support Services
and Facilities Officer
785-354-6168 | stormontvail.org

cc: Randy Peterson CEO

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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).