

## MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes  
Wednesday, August 14, 2024  
Ward 6 Office, 3202 E First Street

Theresa Webster, President, called the meeting to order at 6:00 p.m.

**MNA Board members present:** Ann Baldwin, Brenda Kazen, Dave Meko, Ellen Wheeler, Marc Salerno, Morris Palter, Richard Webster, Theresa Webster, William Kuitert  
**absent:** Anne-Marie Laurian, Betsy Lubis, Ravi Bewtra, Jan Howard

**Guests:** Approximately 5 additional neighbors in-person and online; Nicholas McCullough from the Pima County Board of Supervisors District 5 office (online); Dora Maldonado, from the Ward 6 office; David Slutes, from La Rosa Arts Center

### Ward 6 Update

- Royal El Con property is on the market but has not had any offers. Ongoing undesirable activities, including loitering and apparent drug use outside the property were discussed. Dora noted that complaints have not been registered with Ward 6; however, Neighbors present at the meeting stated they continue to see problems, including general property neglect, building safety concerns, open drug use, and suspicious/criminal activity. She volunteered to contact the city attorney to explore options.
- 5<sup>th</sup> Street Improvements – no formal update has been provided on progress.  
**Update (August 25, 2024):** According to the City’s website, the Department of Transportation and Mobility anticipates work to begin in mid-September 2024, beginning with the water line installation. The waterline work is anticipated to take about 18 months to complete. The roadway reconstruction along this segment of Fifth Street is not expected to begin until the waterline work is complete.

### Chicane Construction and the Grate/Bump Repair

- Miramonte chicanes are now in place. Landscaping is yet to be done, and reflectors are yet to be installed. Several Board members commented favorably on the chicanes. The remaining work will be covered by existing funding. No timetable was given for completion of landscaping and reflectors, though it is estimated that landscaping will be installed once the weather has cooled, in September or October.  
**Update: (August 25, 2024):** Reflectors have been installed.
- A date for repairing the pavement around the water grates on Miramonte to eliminate the current dips has not yet been set.

### La Rosa Arts Center at the Benedictine

- David Slutes gave an update on the Arts Center. He estimates a fall, 2025 opening. He clarified that the “La Rosa” name, has not been finalized and invited people to submit name ideas for the entertainment venue. He can be emailed at [davidslutes@gmail.com](mailto:davidslutes@gmail.com) with those or any other comments and suggestions on the center.
- The hearing on the application for a liquor license has been postponed until August 27.
- David noted that up to 200 parking spots north of the Benedictine have been identified, and are expected to not adversely affect traffic or parking in the neighborhood. No decision has

yet been made on whether the current Ward 6 recycling lot will be made available for parking, or if it were, where recycling would be moved.

### **Fall newsletter topics and discussion**

- Possible topics for the newsletter were discussed. These include: chicanes, the La Rosa Arts Center, activities of the Fifth and Alvernon Commission, pocket park issues, and safety issues – for example staffing changes at TPD relevant to Miramonte.

### **Miramonte Park**

- Marc Salerno reported that the next event in the park, and only event on the horizon, is the October Halloween party. In the Board discussion, it was suggested that events at the park may have the side benefit of helping discourage camping in the park. Ideas for additional park events can be communicated to Marc.
- Irrigation problems continue, despite efforts to work with the city to resolve them. Dora Maldonado agreed to again contact the city.
- The new mural to be painted in the park has been put on hold.
- Additional discussion focused on the encampment in the park, open drug use, and general decline/cleanliness of the area. Neighbors who see criminal behavior at the park (e.g., open drug use, weapons, threatening behavior) are strongly encouraged to call 911. The more attention we draw to the illegal activity there, the more TPD will assign patrols.

### **El Con Tripartite Committee**

- This committee, which consists of the El Con mall owners, surrounding neighborhood representatives, and the City of Tucson, meets 3-4 times a year and historically has had two representatives from MNA. The next meeting will be held at the Ward 6 offices on September 12.
- Ruth Beeker will continue serving on the committee. Dave Meko volunteered to fill the other slot representing MNA.

### **Updates and Other Announcements**

- A facelift on the El Rancho Center is scheduled to start in late September. Larsen Baker has communicated that permitting is in at the City, and work will begin on the west end of the site and progress eastward. Miramonte, the restaurant going in the space directly to the west of Whole Foods, is also in for permitting with the City and they also anticipate starting work in September.
- Treasurer's report. Ellen Wheeler reported that no money has been received or spent since the last Board meeting, and that the account balance remains at \$5,580.59.
- All are reminded to send Facebook items to Stephanie at [azsteff@gmail.com](mailto:azsteff@gmail.com)

**Adjourn:** There being no further business, the meeting was adjourned at 7:18 p.m.

Upcoming:

**September Miramonte Board Meeting -- Wednesday, September 11, 2024**

**Alvernon-Fifth Crime Coalition – Wednesday, August 28, Ward 6 Office**