

## MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes  
Wednesday, November 13, 2024  
Ward 6 Office, 3202 E First Street

Theresa Webster, President, called the meeting to order at 6:02 p.m.

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

**Guests:** Karin Uhlich and Dora Maldonado (Ward 6); Nicholas McCullough, Pima County Board of Supervisors, District 5 (online); Ann Chanecka and Andy Min, Tucson Department of Housing and Community Development (HCD); and approximately eight additional Miramonte residents.

### Ward 6 update (Karin Uhlich)

- Crime. Karin reported that grants have been recently received by TPD to deal with juvenile gun violence and other youth crime issues. Gun-related crimes have increased by about 10%, but TPD has been efficient in solving about 80% of cases. TPD is trying various approaches, including mobile treatment options, to deal with the fentanyl crisis. The City has recently passed a more restrictive regulation on hookah lounges after an incident near Speedway and Swan.
- Housing and Homeless. Karin reported that homelessness is an ongoing agenda item at City Council meetings, and that the City tries to balance compassion with the concerns of neighbors in finding solutions. In a closing Q & A, concerns were raised about the effects of the homeless on Miramonte. Karin asserted that this problem will be a focus going forward.

### New business

- 626 N Dodge. Theresa summarized the problem, which is undesirable activity at this city-owned property, and complaints that have been made by neighbors. Two speakers from the Tucson Department of Housing and Community Development (HCD) gave presentations on public housing in general in Tucson and on the problems at 626 N Dodge.

Ann Chanecka introduced herself and then described the general services of the Department of HCD. Highlights are that there are more than 2,000 public housing units in Tucson, with a waiting list of 27,000 people. The units are managed in various ways, including through grants to nonprofits. Ann stressed that HCD welcomes input on concerns of neighborhoods about public housing, and introduced Andy Min, HCD's City-Owned Housing Administrator.

Andy talked specifically about the problems at 626 N Dodge and what mitigating steps are being taken. There are 28 units on the property. Complaints were made by neighbors about various problems including a broken gate, a couch on the street, and walk-through traffic that appeared to be involved in nefarious activity. The gate has been fixed, and the couch is gone. HCD is considering options to deal with problem tenants and the walk-throughs. Possible solutions were discussed in a Q & A led by Andy and Ann and include adding no-trespassing signs, fencing, and a locked gate with access by FOB or entry code; improved monitoring of the on-site cameras (now installed and working/ recording 24/7); and ways of dealing with

problem tenants – including eviction. One idea being considered is to encourage tenants to report problems they observe on the property and potentially assign a tenant as an on-site presence who communicates with the City when suspicious activity and other issues arise. Ann said that options will be discussed in a management meeting scheduled for this week.

#### **Other updates and announcements**

- Music and Arts Center at the Benedictine. Expected guest David Slutes was unable to attend today's meeting and will be rescheduled for a later date. Theresa reported that the liquor license has been approved, the restaurant will be pizza and pasta rather than Mexican, and the name of the planned center is yet to be finalized.
- Treasurer's report. Ellen reported a current balance of \$4,797.85, down from \$5,580.59 after expenditures for the neighborhood newsletter and the Miramonte postal box.
- Chicanes. The Board thanked Ruth Beeker for her continued work on artistic improvement of the chicanes. Ruth gave some history to the development of the chicane signage she donated and the enhancements she would like to make, now that they are installed. A motion was made (Marc) and seconded (Ellen) to approve Ruth's suggested changes. Some discussion addressed the crude look of the reflector poles currently in the chicanes. Theresa marked this as a topic for the future, and said she would aid Ruth in approaching city officials on the subject.
- Pima County District 5 announcements. (Nicholas). Nicholas stressed his conviction to continue actively addressing MNA issues and mentioned a corresponding statement to that effect from Karen Uhlich from Ward 6. He reported that votes are still being counted in some races in the recent election and noted an upcoming event (Sunday, November 17) sponsored by the Pima Animal Care Center (PACC). For more on that and other PACC events, visit the PACC web page (<https://www.pima.gov/2233/Pima-Animal-Care-Center-PACC>).
- Send Facebook items to [azsteff@gmail.com](mailto:azsteff@gmail.com)

**Adjourn:** There being no further business, the meeting was adjourned at 7:13 p.m.

#### **Upcoming:**

- Alvernon-Fifth Crime Coalition – Wednesday, November 20th, Ward 6 office – note this is a date change due to the Thanksgiving holiday
- The next Miramonte Board meeting is January 8, 2025 (no meeting in December), at 6:00 p.m. at the Ward 6 office.