

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes

Wednesday, February 12, 2025

The Benedictine, 800 N Country Club Road

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

MNA Board members present: Ann Baldwin, Ravi Bewtra, Jan Howard, Anne-Marie Laurian, Betsy Lubis, Dave Meko, Marc Salerno, Richard Webster, Theresa Webster, Ellen Wheeler

absent: William Kuitert, Morris Palter

Guests: Dora Maldonado (Ward 6); Nicholas McCullough (District 5, Pima County Board of Supervisors); David Slutes (Music and Arts Center at the Benedictine); and approximately 20 additional Miramonte residents. There was no remote session for this meeting.

Ward 6 update & Board of Supervisors – District 5 announcements

- Ward 6. Dora announced an upcoming meeting of the Mayor and Council, a town hall on the Community Corridors Tool (CCT) and a public hearing on the CCT (see Upcoming). She noted that the Planning Commission may vote on the CCT at the public hearing. Dora also reported that ballots have been mailed for the special election on Proposition 414, and on the city's current and planned actions to deal with problems with graffiti and homeless people at the Speedway/Alvernon bus stop.
- District 5. Nicholas announced that the next Board of Supervisors meeting will be held on February 18 and will address the possible Impact of federal and state funding changes on the budget and community. Nicholas also reported that a survey for input on the public library system is available online (library.pima.com). He also mentioned that that Steve Kozachik is the new director of the Pima Animal Care Center, and urged people to consider pet adoption, as the center is over capacity!

La Rosa Music and Arts (David Slutes)

- David Slutes gave the Board and guests a guided tour of the venue for the La Rosa Music and Arts Center. The tour began in the main chapel, moved on to the outside space and ended in the basement, where the regular part of the Board Meeting was held. David reported that he expects as many as 300 music and arts events per year, and as many as 500 people at the larger events. Tests indicate that noise will not be a problem during events due to the excellent noise absorption by the Benedictine structure. During the regular meeting David took questions from the audience. Parking took up much for the discussion. Typically, events would have 2-3 people per car, so that far fewer than 500 parking spots would be needed. David said he is confident there will be sufficient parking. The lot immediately north of the Benedictine will be paved to serve as the major lot; the existing recycling lot will also be paved and used for event parking. An objective in the parking plan, which is not yet finalized, is to minimize negative impact on the MNA residents. David said that he welcomes future meetings with MNA to specifically address parking concerns.

Plan Tucson – Community Corridor Tool (CCT) (Betsy Lubis and Charles Casey)

- Betsy and Casey, who attended meetings on the CCT, summarized this plan, which encourages infill and affordable housing along main corridors (e.g., Speedway) and feeder streets (e.g., 5th

Street). The intent of the CCT is to encourage infill and give developers more flexibility for infill housing while maintaining existing zoning.

- Various complaints that have surfaced about the CCT were discussed, including parking, increased traffic, intrusion on privacy of residents, and the lack of a process for input from the neighborhood.
- A discussion ensued on various aspects of the CCT.
- Betsy distributed printouts of a draft proposal of MNA feedback on the CCT. Board members will review the document and vote on whether to submit the feedback to the CCT Planning Commission (via the CCT website) before the February 26th public hearing.
- More information on the CCT is available at <https://corridors.tucsonaz.gov/>

Other business and updates

- Treasurer's report. Ellen reported one expenditure of \$272 for a reimbursement to Sam Behrend for the MNA domain registration, and a resulting balance of \$4,525.
- Ellen reminded the Board that the annual MNA Board meeting is 1-3 pm on April 12, and that a nomination committee is working on a slate of potential new Board members. Ellen will contact all members who are on a one-year term to help the committee come up with the slate. More information will be forthcoming at the next meeting.
- Send Facebook items to azsteff@gmail.com

Adjourn: There being no further business, the meeting was adjourned at 7:16 p.m.

Upcoming:

- **Mayor and Council (M&C) Meeting, February 18, 9:00 a.m., M&C Chambers, 255 W. Alameda St.**
- **Town hall on Community Corridor Tool, February 20, 5:30 p.m., Ward 6 office**
- **Alvernon-Fifth Crime Coalition – Wednesday, February 26, 6:00 p.m., Ward 6 office**
- **Public hearing on Community Corridor Tool, February 26, 6:00-9:00 p.m., M&C Chambers**
- **March Miramonte Board meeting -- Wednesday, March 12, 6:00 p.m., Ward 6 office**