

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes
Wednesday, March 12, 2025
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, Ravi Bewtra, Jan Howard, Anne-Marie Laurian, William Kuitert, Betsy Lubis, Dave Meko, Marc Salerno, Richard Webster, Theresa Webster, Ellen Wheeler
absent: Morris Palter

Guests: Dora Maldonado (Ward 6); Nicholas McCullough (District 5, Pima County Board of Supervisors -- remote); Ann Chanecka (Director- Tucson Housing and Community Development); and approximately 8 additional Miramonte residents.

Ward 6 update & Board of Supervisors – District 5 announcements

- Ward 6. Dora announced several upcoming meetings: 1) a public hearing on Plan Tucson, a long-term plan that guides growth and development in the city (<https://www.plantucson.org/about>), 2) a Mayor and Council public hearing on the Community Corridors Tool (CCT, <https://corridors.tucsonaz.gov/>), 3) an information meeting on Tucson's Foodcycle at Home program (<https://www.tucsonaz.gov/Departments/Environmental-Services/FoodCycle-At-Home>). Meeting times and places are listed below under "Upcoming." Dora also drew attention to a Tucson Water survey (click at left or type link found in 3/10/2025 Ward 6 online newsletter), the summer job fair hosted by Tucson Parks and Recreation on March 14 (<https://www.tucsonaz.gov/Departments/Parks-and-Recreation/Parks-and-Recreation-Events-Listing/Parks-and-Recreation-Events-Listing/Summer-Job-Fair>), and the "Cyclovía" event that will take place on April 6 (<https://app.cycloviatucson.org/activities>). Living Streets Alliance is asking for volunteers for Cyclovía.
- District 5. Nicholas had three announcements. The next Board of Supervisors meeting will be held on March 18 (<https://www.pima.gov/2559/Board-of-Supervisors-Meeting-Schedule>). A Cesar Chavez march and rally (<https://www.tucsonweekly.com/tucson/cesar-chavez-march-for-education/Content?oid=6064100>) will be held at Pueblo High School beginning at 8:00 am on Saturday, March 22. The Pima County Youth Employment Program is now open (<https://www.pima.gov/1007/Summer-Youth-Employment-Program>).

626 N Dodge (Ann Chanecka)

- Ann gave an update on the situation at the property, which had been plagued by undesirable activity. Two tenants have been evicted, and contracts have been signed with two tenants for assistance with onsite monitoring. Changes will be made this week or next for improved camera coverage of the property. The dumpster has been relocated to the back of the parking lot. Entrance points to the existing garbage enclosure have been locked to deal with concerns about people hiding inside, and the enclosure will eventually be demolished. A 7' tall wrought iron fence with access by key card is planned to help secure the property from unwanted visitors.

- After a Q&A with the audience, Ann said she welcomes input from the neighborhood and would be happy to come to offer future updates.

Community Corridor Redevelopment (CCT)

- Betsy reported on the Tucson Planning Commission meeting on the Community Corridors Tool (CCT), where she submitted the list of MNA concerns distributed at the previous MNA Board meeting. She reported that comments on CCT at the meeting were overwhelmingly positive. The only recent change to the CCT is that neighbors would be notified of any particularly large developments. The Planning Commission said they will review the CCT every two years. Mayor and Council may approve the CCT at the March 18 meeting (see Upcoming).
- A discussion ensued about various points in the CCT, including setbacks and heights of developments adjacent to residences. Theresa mentioned that more information on the CCT will be in the Spring MNA newsletter, which will arrive by the end of March. You can also read about the CCT on its web page (see Ward 6 update, above).

MNA Annual Meeting

- Theresa led a discussion about possible items for the Annual Meeting (see Upcoming). The agenda is not yet finalized, but items being considered include: 1) a Tucson Police Department presentation on crime issues, 2) a David Slutes update on the planned arts center at the Benedictine, and 3) an update on the 5th Street changes/road diet and the Camino Miramonte/Palo Verde bicycle boulevard. During Q&A other possible topics were mentioned, include traffic and parking challenges that might arise with new development under the CCT and changes related to the Old Pueblo Community Services property at 3rd and Dodge.
- Ellen reported that a committee has developed a slate of MNA Board candidates and officers to be voted on at the annual meeting. She distributed a handout listing nominations for a two-year term starting this year and board members that will be continuing until 2026.

Other updates, and announcements

- Treasurer's report. Ellen reported no expenditures, and a balance of \$4,525.24. Ellen moved that we allow up to \$600 to be spent for color printing of the MNA newsletter. The motion was seconded by Marc and approved by the Board.
- Chicanes. Ellen mentioned that vegetation in some chicanes has suffered with the drought and asked for volunteers to help with maintenance and watering.
- Send Facebook items to azsteff@gmail.com

Adjourn: There being no further business, the meeting was adjourned at 6:58 p.m.

Upcoming:

- **Mayor and Council (M&C) public hearing on Community Corridors Tool, March 18, 5:30 pm, M&C Chambers, 255 W. Alameda St.**
- **Tucson Planning Commission Public Hearing on Plan Tucson, March 19, 6:00 pm, M&C Chambers**
- **Tucson FoodCycle at Home Information Session, March 19, 5:50 p.m., Ward 6 office**
- **Alvernon-Fifth Crime Coalition – Wednesday, March 26th, 6:00 p.m., Ward 6 office**
- **April Miramonte Board meeting (Annual Meeting) – Saturday, April 12, 1:00-3:00 p.m., Ward 6 office**