

**MENLO PARK NEIGHBORHOOD ASSOCIATION**

Minutes of HYBRID Virtual/In-Person meeting  
because of COVID-19  
**August 12, 2021**

ITEM	ACTIONS
<p><b>Board Members present at Menlo Park School Cafeteria</b> <a href="mailto:menloparktucson@gmail.com">(menloparktucson@gmail.com)</a></p>	<p><b>Zach Yentzer-President, Wendy Sterner-Vice President, Raul Ramirez-Vice President, Liza M. Grant-Secretary, Steve Brown-Parliamentarian, Matt Perri-Historian, and Anthony Nelson</b></p>
<p><b>Introductions</b></p>	<p>Board members were introduced to the attendees via ZOOM meeting platform and In-Person at Menlo Park Elementary School Cafeteria. There were 18 neighbors in attendance via Zoom. Guests included Lt. Morales from TPD, Flor Burruel from Ward 1, Keith Bagwell, representing District 5, Shay Jimenez from CUADRO, and Emily Rockey from Mission Garden.</p>
<p><b>May 2021 Minutes</b></p>	<p>The May minutes were unanimously approved.</p>
<p><b>Treasurer’s Report—Zach Yentzer for Isabel Doe</b></p>	<p>\$376 balance in bank account. There is a \$500 re-imburement due which will increase the balance to \$876.</p>
<p><b>TPD Report and Community Feedback—Lt. Belinda Morales</b></p>	<p>Lt. Morales reported there have been a ramp-up in auto thefts and break-ins. In Sector 6 there has been an over-all 14% increase in crime this year but a decrease in the last 2 weeks. There has been an increase in car thefts as well as homicides on the Westside (but not specifically in Menlo Park).</p> <p>There has been an increase in the theft of catalytic converts throughout the city because of the precious metals they contain. This is a popular crime among those who are drug addicted. TPD has been identifying drug houses—the identification of drug houses locates “hot spots” for crime and intervention from the HOT team providing substance abuse services. (Blues or M-50’s sell for \$5.00 a pill so dealing is lucrative).</p> <p>Raul mentioned that there was a great article in the newspaper about female first responders. (Photos were taken by our Mamta Popat).</p> <p>Kylie provided the Mental Health Crisis Line number, 520-622-600, as the discussion focused on when to access behavior health services versus 911. Specifically, violent and aggressive behavior warrants 911, but never put oneself in danger.</p> <p>There has been an increase in graffiti. You can report it using 2 different apps with pictures from your phone: 1. See, Click, Fix and 2. MyTucson. Kylie volunteered to submit photos if you give her a call at 891-9094.</p> <p>The road safety study conducted by The Pima Association of Governments yielded 59 “education events” and 6 citations. Of course, with a police car present, motorists are on their best behavior.</p> <p>Lt. Belinda Morales Operations Division West, (520) 837-7203, (520) 589-8487, <a href="mailto:belinda.morales@tucsonaz.gov">belinda.morales@tucsonaz.gov</a>.</p>
<p><b>Menlo Park Small Business Spotlight—Zach Yentzer</b></p>	<p>The MPNA Executive Board felt highlighting small business in our neighborhood would be a great opportunity for the neighborhood and the business. Decibel Coffee (in the MSA Annex) was going to attend but could not this evening. If you know of a local start-up or small business that could use neighborhood support, please email Zach <a href="mailto:zyentzer@gmail.com">zyentzer@gmail.com</a> or MPNA <a href="mailto:menloparktucson@gmail.com">menloparktucson@gmail.com</a></p>
<p><b>Accessory Dwelling Units (ADU’s)—Shay Jimenez</b></p>	<p>Shay explained her advocacy of the need for the COT to change zoning for the building of ADU’s: CUADRO design group with the Land Trust and a 3 year grant from Vitalyst support the goal of equity in affordable housing. It is felt that this can be accomplished by increasing the density of the “urban core” with attractable and affordable housing which will replenish the population</p>

	<p>that has left for the suburbs, with “urban in-fill”. The 3-year project will conduct Outreach and Research the 1<sup>st</sup> year. The 2<sup>nd</sup> year will bring Implementation with Dissemination in year 3. It will be looked at as an affordable “Casita” program. An incentive program for the creation of these casitas will be developed. She cited La Mas program in Los Angeles and the Denver Community Land Trust Stay In Place program.</p> <p>The difference between a “guest house” and an ADU is that there is separate access and a full kitchen (a stove with an oven) in the ADU. Many of these are being built without permits and at times have been ordered torn down by authorities because they are not “permitted” or have code violations, costing thousands of dollars.</p> <p>Advantages were listed as: Seniors can “age in place” or with family but maintain some independence, affordably. There may be added income for a family and offer a subsidy for the construction of ADU’s. There is assurance that buildings are “up to code” standards. It can be a way to generate intergenerational wealth (even if sold to a developer). It could ease the shortage of affordable housing in the current market. It can put community members on par with developers.</p> <p>Concerns included developer taking advantage of the re-zoning because restrictions cannot be imposed. Realistically, how many can be built and what is the true impact on the affordable housing availability? Short-term rentals cannot be prohibited. Additionally, the homeowner could sell the property to a developer after the “casita(s)” is built. Micro-management of property and financing by an agency as opposed to the homeowner having control of the property.</p> <p>Shay asked that the MPNA provide 2 letters of support—one for the proposed program to the Planning Commission and another to the Mayor and Council. The Planning Commission will meet on 09-15-2021 at 6:00 PM.</p> <p>Zach did say that the Barrio Neighborhood Coalition (Zach, Raul, and Steve are members) is also considering the support of the program (though some members oppose support). It was agreed that the Executive Board will consider the action and “bring it back” to the group.</p>
<p><b>President’s Report—Zach Yentzer</b></p>	<p>Zach reported that in October the COT Department of Housing and Community Development will look at designs for the Westmoreland housing project which is a “visualization step”. Subsequently there will be a 2-3 month community input phase.</p> <p>Jesse Soto from COT Department of Transportation indicated that Tucson Water was to begin their work on the 13<sup>th</sup> of August.</p> <p>Wendy reported that because of the emergence and seriousness of the COVID Delta Variant the Open House which The Planning Center would arrange for October will not be held. There is consideration for discussions about the Neighborhood Plan may be held in smaller groups in a safer environment.</p> <p>Steve indicated that there is the potential for the Interstate 11 corridor go go through the T.O. reservation and/or part of our neighborhood. Living Streets Alliance is asking for the time frame for public input be extended. The Cot does not support the project. Keith Bagwell reported that the deadline for input is 08-15-2021.</p>
<p><b>MPNA Annual Meeting and Election Announcement</b></p>	<p>Zach indicated that there is 1 month before elections for the Executive Board of MPNA. The election needs to be in-person per our by-laws because of casting non-public votes. Next month should be an in-person meeting at the school.</p>
<p><b>Call to Audience/Announcements</b></p>	<p>Emily Rockey, garden supervisor at Mission Garden since April 2020, reported that Mission Garden would like to host Día De San Juan again next year. She extended an invitation to MPNA to visit. The open hours Wednesday to Saturday, from 8AM-12PM. The purpose of the Garden is</p>

	<p>to promote Tucson’s culture and the agricultural history of the Santa Cruz River area. Emily reported that Mission Garden was appointed as steward of the Benedictine Monastery plants, including cuttings and seeds.</p> <p>There are a number of events coming up this fall including learning about Olives on the 21<sup>st</sup>, Pomegranates on 09-18 2021, and Quince in October. Buffle Grass is an invasive species and a fire hazard. There will be several “neighborhood pulls” organized. There is a Children’s Program called the Book Worm Path which is a scavenger hunt outdoors with 20 stations.</p> <p>Emily requested to return to MPNA meetings on a regular basis and for the neighborhood to view the Garden as an extension of the neighborhood. Zach let her know that there has always been an open invitation to Mission Garden</p> <p>Kylie reported that input for the I-11 corridor can be made at <a href="mailto:l11study@azdot.gov">l11study@azdot.gov</a> . The study closes on 08-15-2021 which may be extended.</p>
<b>Meeting Adjourned</b>	Steve moved and Raul seconded a motion to adjourn the meeting at 7:30 PM which was unanimously approved.
<b>Next Meeting</b>	<b>September 9, 2021 in-person at Menlo Park Elementary School Cafeteria.</b>