

MENLO PARK NEIGHBORHOOD ASSOCIATION
Meeting In-person
October 13, 2022

ITEM	ACTIONS
Board Members present at in-person MPNA meeting (menloparktucson@gmail.com)	Kylie Walzak-President, Raul Ramirez and Anthony Nelson-Vice Presidents, Liza M. Grant-Secretary, Liz Martinez-Treasurer, Steve Brown-Parliamentarian, and Keren Torres--member at-large.
Introductions	Board members were introduced to the attendees at Menlo Park Elementary School. All attendees introduced themselves to the group. There were 23 neighbors (including the 7 Board Members) in attendance at this meeting. There were Guests who are also neighbors (3) who are separately counted. Guests (3) included Neil Saunders (Chairman of BKL) and Dan and Koren from COT Planning and Development Services.
September's 2022 Minutes	September's minutes were approved unanimously after Stanley moved and Wendy 2 nd the motion, with amendments.
Treasurer's Report—Liz Martinez	Bank balance is \$295.95.
Barrio Kroeger Lane (BKL) boundaries update—Neil Saunders	Currently BKL is surrounded by Menlo Park. Neil Saunders proposed a change in the boundaries that would have the two barrios have clear and separate boundaries which will become West-Santa Cruz River, North-Simpson, East-I-10, and South-Starr Pass/22nd Street. There was discussion regarding the process of how the change would take place. Please see attached motions as presented by Steve Brown on page 3.
All Soul's Procession (ASP) Update—Nadia Hoggin	Nadia presented a brief history of the All Soul's Procession and shared the website with visual presentation. The procession will begin in Barrio Hollywood on St. Mary's Road and proceed down Bonita to the Mercado San Agustin Annex. It is estimated there will be 150K participants. TPD will provide a significant presence. Besides the Main Event on 11-06-2022 there will be workshops leading up to the event and The Procession of Little Angels on 11-05-2022. A 3-day series of concerts at the Mercado San Agustin will take place. A community altar will be present as well. Nadia is a Menlo Park resident.
Menlo Park Liquor Store update—Kyle Jefferson and Lynette Antione	Kyle and Lynette are Menlo Park residents as well. They purchased the Menlo Park Liquor Store at 1000 W Congress St., with plans for a wine and bottle shop, food/restaurant, and coffee venue. They currently operate Pueblo Vida Brewery downtown whose office will be located at the store. The shape of the building will remain, with an outdoor patio, and no-heat-island parking. The food/restaurant outdoor patio will feature a wood burning pizza oven operated by Scott Anello, sourcing local produce (including sandwiches and salads). The coffee service will feature bakeries items baked by Anello as well. Closing hours will be 9-10 PM, even on the weekends. There will be a 6-8 foot wall against the west and south side of the property but there will be entrances on Congress and Grande. The lot will be re-paved with trees to provide shade and the sidewalks will be replaced. It will be a walk-to and bike-to family friendly and community space. Kyle and Lynette presented visual projections of the finished concept and space blueprints which should be completed in a little over a year.
Neighborhood Plan Steering Committee Update, Including IID Update—Wendy, Dan, and Koren	<p>The Steering Committee has worked closely with The Planning Center who has held all the community meetings and collected the data and is "putting it all together". There will be an Open House on December 3rd in the morning.</p> <p>Koren described the Infill Incentive District (IID). The City of Tucson wants to expand the district to include the northside of Congress for commercial property owners (it does not include residential owners). There was an informal meeting held on 10-04-2022 organized by Mac Hudson with the business owners. It will provide flexibility to existing zoning for building, parking, and setbacks. Koren described the IID that is occurring with Dunbar Springs neighborhood. There are a series of meetings that the approval process will have to go through. This includes a meeting with the Planning commission on 10-26-2022 and a public Hearing on 11-16-2022. The matter may be able to go in front of Mayor and Council on 12-20-2022. At each event there is opportunity for public input. Menlo Park has a historical designation. The IID does require that the historic elements of a property are maintained as it would establish a</p>

	<p>commercial corridor on Congress. The concern for increased traffic and the now difficulty getting through I-10 on Congress was raised regarding the creation of a commercial corridor. There was a synopsis card handed out about the process. Additionally, the proposal to include the Nearmont Landfill site in the IID is to provide more wholistic planning to the area. The current IID only includes a portion of the landfill area. Concerns were raised considering the possibility of increased height of buildings, increased traffic and parking needs, and the neighborhood's desire for open space, (especially for a neighborhood park). The area is owned by the City of Tucson and there is money left from the infrastructure project to construct a park, but community's mistrust of the City of Tucson was raised. The inclusion of the entire area in the IID would mean that any development would have to go through a site design review committee process (which would consider design standards) and hold neighborhood public meetings. Design standards can include maximum building height and transitions between areas, with consideration of the Neighborhood Plan.</p>
Call to Audience/Announcements	<p>The neighborhood's request for future meeting agendas includes the change of the MPNA Charter change to reflect the ability of the MPNA to change it's boundaries, an update on the Park's infrastructure improvements and use of Prop 407, (there will be road improvements to Silverbell Road with Prop 411 funds), and an update on the Westmoreland housing project. Raul provided a quick review to include that the ownership model will be the Land Trust model and not Rent-To-Own.</p> <p>Raul reported that the Open Space Coalition will meet at El Rio Center on 10-19-2022 at 5:30 PM, address the issue of the A Mountain Landfill and the developer who wants to build there. TO Chairman Nunez will speak.</p>
Meeting Adjourned	<p>Stanley moved and Anthony seconded the motion to adjourn the meeting at 7:40 PM which was unanimously approved.</p>
Next Meeting	<p>November 10, 2022, at the Menlo Park Elementary School at 6:00 PM</p>

Barrio Kroeger Lane boundary update continued:

Steve Brown, the Parliamentarian, clarified the two motions made and passed at the October 13, 2022, Menlo Park Neighborhood Association Meeting concerning the boundaries of the Association. In accordance with the publicized agenda item, “Barrio Kroeger Lane Boundaries Update,” Neil Saunders, Barrio Kroeger Lane’s President, presented data supporting Barrio Kroeger Lane’s desire to officially change its boundaries, and requested approval from the membership of the Menlo Park Neighborhood Association for this change. Responding to this request necessitated two motions, in accordance with the MPNA’s Charter and Bylaws.

The first motion was to allow an amendment to the bylaws to redefine the boundaries of Menlo Park to match the new boundaries requested by Barrio Kroeger Lane. This motion was in accordance with Article VII (“Amendment of Bylaws”), Section 3 of the MPNA Association’s Bylaws.

Motion:

“I move that we, the voting members of the MPNA assembled here, affirm that the requesters (property owners) in the area to be changed (Barrio Kroeger Lane) have met all the requirements stipulated in sections 3a through 3e of our (i.e. MPNA) Bylaws, thus enabling these Bylaws to be amended.” Motion made by Stanley and seconded by Wendy.

Discussion: Past and present members of the MPNA Executive Committee (EC) affirmed that this proposed change had been thoroughly discussed in prior MPNA meetings, that the change made sense, and that the EC supported the change. **This motion passed unanimously.**

The second motion was to amend “Article I, Name and Boundaries” of the MPNA’s Bylaws.

“I move that Article I of the Menlo Park Neighborhood Association Bylaws be amended to change ‘The area served by the Menlo Park Neighborhood Association is bounded as follows’ to align with the proposal and map presented by Neil Saunders on behalf of Barrio Kroeger Lane.” Motion made by Stanley, seconded by Anthony.

Discussion: Guided by long-time members, the history of the boundaries, including changes made to the Bylaws in 2005, was reviewed, going back to 2005, detailed by a map projected on the screen. It was explained that his motion would change the current wording of the MPNA Bylaws to the following wording:

“North: South side of St. Mary's Road from the Interstate 10 Freeway to Silverbell Road. **(no change)**
East: Interstate 10 Freeway from the south side of St. Mary's Road to the north side of Simpson St.
(change from “north side of 22nd Street”)
South: North side of 22nd St (Starr Pass) from the Santa Cruz river to the foot of Sentinel Peak/A Mountain. .

West: Sentinel Peak/A Mountain, Tumamoc Hill to the south side of Anklam Road. East side of Silverbell Road from the junction of Anklam Road to the south side of St. Mary's Road. **(no change)**
But not to include Panorama Estates found within our boundaries unless by mutual consent.

As of the Association Meeting held on October 13, 2022, the area known as Barrio Kroeger Lane is no longer within the boundaries of MPNA as approved by our association.

Following discussion, the motion passed unanimously (more than 2/3 of the quorum present, as required by the Bylaws).