

MENLO PARK NEIGHBORHOOD ASSOCIATION

In-person Meeting

January 12, 2022

ITEM	ACTIONS
Board Members present at MPNA monthly meeting menloparktucson@gmail.com	Kylie Walzak-President, Raul Ramirez and Anthony Nelson-Vice Presidents, Liza M. Grant-Secretary, Liz Martinez-Treasurer, Matt Perri-Historian, and Keren Torres—member at-large.
Introductions	Board members and attendees introduced themselves to the group. There were 34 neighbors (including the 7 Board Members) in attendance at this meeting. Guests (8) included Antonio from Ward 1, Keith Bagwell from PCBOS District 5, and City of Tucson Planning and Development Services Department (PDSD) staff—David, Kyle, Alex, Rebecca, and Lena), and Sally Krommes, Sentinel Plaza Residential Services Coordinator.
December’s 2022 Minutes	December’s minutes were approved unanimously when Armando moved, and Anthony seconded the motion, with amendment made by Stan to change the description of the southern boundary of Menlo Park, on page 4 to “South boundary will start at 22 nd Street/Starr Pass, <i>and the Santa Cruz River, then west to Greasewood Avenue,</i> ” with the correction made to the permanent copy.
Treasurer’s Report—Liz Martinez	Bank balance is \$265.95, with the \$10 monthly fee. There is \$25.00 in savings.
Sentinel Plaza—Sally Krommes, Resident Services Coordinator	Sally presented a brief history of the 12-year-old apartment building with subsidized housing for those 62 years and older (with any disability or none) who are low income. There are 143 units with 150 residents. The mean age is 74 years old with rents ranging from \$300.00 to \$1,600.00 a month. There are several couples as well as grandparents raising a grandchild. The resident population is 25% Hispanic and 50% own cars. No property management changes have occurred. Some of the needs during the holidays include donations of seasonal clothing, items of food (nothing homemade), and gift certificates. There is always a need for technical assistance with electronic devices (phones), help with on-line processes (accessing health care portals), and socialization activities such as musical events and performances (had involvement from the UA College of Music). Gene reviewed history of assistance provided by MPNA which has included holiday meals prepared in the common kitchen as well as monetary donations. The process to obtain housing there starts with filling out an application. There is a 1 + year waiting list, until current residents age out due to a need for a higher level of care. There is not any transportation provided but there is proximity to public transportation. The residents are eligible to participate in all the programs at the Amory Park Senior Center.
Hypothetical Rezoning Case Study—COT Planning and Development Services Department (PDSD)	Case Study: Process of taking the empty Furr’s Cafeteria lot from C-1 zoning to C-2 in order to build housing. --Lena began the case study with a re-cap of what zoning is; as a tool to manage land use which does shape lives and neighborhoods because it defines what is actually on the land. It is directly related to density—how many units of what kind per acre of land. Re-zoning is a public process with defined steps take and average of 1 ½ years, but up to 2 years. --Attendees of this meeting role-played participants of the process at the different phases, including the Pre-application meeting; Applicant presentation to the Neighborhood Association and public neighborhood meeting; submission of the Rezoning Application; Application Review by the PDSD; subsequent Posting, Legal Ads, and Notices; submission to the Zoning Examiner (a volunteer position appointed by the City Manager) that holds a Public Hearing to gather information to prepare a report for Mayor and Council who will authorize a site plan to later adopt an ordinance to change the zoning. Our hypothetical re-zoning of the Furr’s Cafeteria land took 684 days. For further details on the process please see the accompanying Land Use Glossary, Rezoning, Application, and Review Process, and the MPNA 1.12.2023-Rezoning Case Study Slides which were presented with the case study. --If there is a rezoning of historical land a Historic Preservation Officer (Judy Brown with COT) becomes involved. If the City of Tucson owns the land the same process must be followed (except for Direct Ordinance, which may take 9-10 months)
Reaffirmation of MPNA Commitment to Open Space	Dunbar Springs Neighborhood sent a 2-page letter to MPNA in support of our commitment to open space in our neighborhood. Additionally, the 4-page MPNA position paper dated 12-04-

	<p>2012, affirming open space was presented. The motion to re-affirm open space in our neighborhood made by Stan (with the addition that Kylie sends thank you letters to supporting organizations and neighborhood associations), and seconded by Gene, was unanimously approved. There was discussion regarding the importance of the support of other neighborhoods and the Policy Guidance that is being developed by the Neighborhood Plan Steering committee that holds regular monthly meetings.</p>
<p>Call to Audience/Neighborhood Announcements/Yard Sale January 28th</p>	<p>Andrew proposed that at the next MPNA meeting neighbors discuss whether to officially adopt the Menlo Park for cleanup. Andrew can contact Sofia, who is a Menlo Park resident and works for Tucson Clean and Beautiful, to inform us of what is the formal process for the adoption. He suggested that clean-ups be scheduled quarterly, but if there are enough volunteers monthly clean-ups of the park could be held.</p> <p>Diana reported that the Lopez family property (across Grande from her home) experienced the destruction of the chain link fence and wall last night due to a speeder losing control of the vehicle, heading north on Grande. Kylie received an email from Ernestine (the daughter of the elderly couple who live in the home) that she forwarded to Ward 1 and TPD liaison officer. There was a discussion about the severe traffic issues on Congress and Grande.</p> <p>Raul announced that on Saturday, 01-28-2023 at 10 AM there will be a meeting with Barrio Sin Nombre (BSN) to vote on whether South Melwood should re-open or permanently remain closed to through traffic. The BSN residents will receive a mailed invitation. At that meeting participation in the MPNA will be encouraged.</p> <p>Kylie announced that there will be a neighborhood yard sale on 01-28-2023 from 8 AM until 2 PM at the corner of North Melwood and Congress. It will be a MPNA fundraiser to assist with traffic calming measures, trees, community events, and donations (like to Sentinel Plaza, Dia De San Juan, other nonprofit organizations, and projects). The neighborhood is selling tables for \$50.00, with each person keeping what they make beyond that. Tables can be shared. Neighbors can donate items they no longer want to the MPNA table to be sold to benefit the Association's community efforts. Ward 1 offered barricades if needed for the event. There will be Vecinos at the site from 6 AM for set up until 3 PM for cleanup.</p> <p>Antonio announced several items for Ward 1:</p> <ul style="list-style-type: none"> --Transit fares will remain at 0.00 (fare free transit) through 06-30-2023 with the goal to make that permanent. --The City's effort to reduce the carbon footprint is called Climate Action In Adaptation plan. Please comment on the plan by February 21 ,2023 --The City enacted the Source of Income Protection Ordinance such that landlords cannot prohibit those using Section 8 vouchers from applying for housing. However, the previous Attorney General ordered the city to rescind the ordinance. The City Council asked the newly elected Attorney General to review that order. Ward 1 will provide updates. --Participatory Budgeting has been in the works with Ward 1 for awhile now. There is \$450,000.00 now available for this type of budgeting. The process will involve pitching ideas for projects with a vote on the best ideas to be funded: By January 23 or the first week of February at the latest ideas will be accepted via a portal. Volunteers will pool all the ideas and create a ballot that can be voted on. The winning ideas will get funded starting at the end of April/beginning of May. --Ward 1 office will host a bike check this Wednesday from 5:30 PM to 7:30 PM. --Section 8 has opened the years-long waitlist. It will be open for applications until January 24, 2023. Applications will be selected by lottery for interviews and a chance to use a voucher.
<p>Meeting Adjourned</p>	<p>Stanley moved and Kylie seconded the motion to adjourn the meeting which was unanimously approved.</p>
<p>Next Meeting</p>	<p>January 12, 2023, 6:00 PM at the Menlo Park Elementary School.</p>