

Catalina Vista Neighborhood Association
Board Meeting Agenda
Monday, March 28, 7 pm, Arizona Inn
Agenda Explanation

1. Call to Order/Roll Call
2. Approval of Minutes of February 29 Board Meeting
3. Treasurer’s Report: Jan Hastreiter
4. Action Items
 - a. **Grant Road Heritage Landscape Corridor:** Joan Daniels of Jefferson Park is one of the leaders in developing a vision that will transform the Grant Road widening project into a Grant Road historic preservation corridor. She gave me copies of the report for each of you which I will try to deliver to your homes prior to the meeting so that you can read it in advance. The document was written by a writing subcommittee of the Grant Road Coalition in which CVNA is a member. Unfortunately, no one from CVNA was able to attend the writing meetings, so we have not had input yet. I understand that there will be an opportunity for the document to be modified. The Coalition has been sending representatives to meet individually with M/Council members to seek their approval of the vision statement. The recommendation highlighted on page 21 of the report indicates, *“The Grant Road Coalition/Central Segments seeks support of its proposal for the repurposing of the Grant Road remnants, swift resource reallocation and immediate implementation of plans to achieve the Grant Road Heritage Landscape Corridor.”* While the properties on the South side of Grant Road in Catalina Vista are not being acquired by the city and no remnant parcels will result, there will be remnants on the North side of Grant Road between Norris and Tucson Boulevard. It is my opinion that what happens with those remnants impacts Catalina Vista from an aesthetic viewpoint. Also, we can anticipate seeing a very wide Michigan left turn being constructed between Campbell Avenue and Tucson Boulevard so we do need to consider the importance of the artistic element. Joan will discuss the report and ask us to vote to support it.
 - b. **Broadway Corridor**—during our February meeting two Rincon Heights residents, Mark Homan and Laura Tabili aligned with the Broadway Corridor widening plans presented their reasons for asking the City to preserve some targeted historic homes that would otherwise be demolished. They presented us with photographs of targeted homes, bar charts showing traffic utilization patterns, and a 5’ long map of the baseline alignment concept from Euclid to Country Club showing historic and historic eligible properties (I have the copy they left us). They asked the CVNA board to officially support their request that the targeted homes be preserved for historic purposes, and I understand they are taking their request to other neighborhoods. By my count, using the map provided, there are 16 properties already designated as historic located on the north side between Martin and Santa Rita Avenue. Eight properties are marked as architecturally significant. There are a number of options we could consider: (1) support the retention of the existing historic properties; (2) support the existing historic properties and those eligible for historic; (3) support 1 and 2 along with the architecturally significant properties; (3) support retention of the existing historic

properties and those that are architecturally significant; (4) support the whole shebang; or (5) do nothing.

- c. **Neighborhood Watch:** Dan Schnoll has been following up on pursuing a Neighborhood Watch (NW) group. He has divided the neighborhood into possible NW segments and will report.
- d. **TRRG:** During our February meeting the TRRG president, Ruth Beeker, made a presentation to our Board and invited CVNA to join the organization. You deferred this decision to our March meeting. I recommend that we join TRRG. It costs \$10. Meantime if any of us wants to join as individuals we can do that, too.
- e. **CVNA and IRS exemption status:** The board also deferred this issue to the March meeting. I checked length of time to obtain 502©3 statuses and found this:

Typically, IRS 501(c) (3) approval takes between 2 and 12 months, inclusive of likely written follow-up questions. Sometimes it takes a little less; sometimes a little more. Expedited review can be requested if a new organization is being formed to provide immediate disaster relief or if a promised grant is both 1) substantial relative to the organization's budget and 2) the grant has a specifically- defined expiration date. There is no guarantee the IRS will grant expedited review requests. (Filers of Form 1023-EZ should experience a shorter time frame due to the streamlined process of the e-filing.)

If we are going to raise sufficient funds to construct the ramada, in my opinion, we need tax exempt status in order to apply for funding from agencies that will give only to certified nonprofits. I asked our neighbor and attorney the issue and he answered that "while he does not know about 501c3 he assumed it would be easier to get donations if we were a nonprofit. He doesn't think reporting is onerous...it is just an annual report and thinks it is cheap to set up." To apply we need to complete and submit to IRS Form 1023-Application for Exemption, Articles of Incorporation, Bylaws, and a user fee that is calculated based on the following policy:

If your average annual gross receipts have exceeded or will exceed \$10,000 annually over a 4-year period, you must submit payment of \$850. If your gross receipts have not exceeded or will not exceed \$10,000 annually over a 4-year period, the required user fee payment is \$400. See instructions for Part XI, for a definition of **gross receipts** over a 4-year period. Your check or money order must be made payable to the United States Treasury. *User fees are subject to change.*

The board needs to make up its mind regarding whether we want to apply to be a nonprofit organization or not. Alison Jones has offered to work on this. If we vote yes, I recommend that the Bylaws Committee be tasked. During our January meeting the following three board members volunteered to serve on this committee: Sara Wisdom, Debra Huffman and Ellen Adelstein. **I am volunteering to draft Articles of Incorporation and expect to email the draft to you prior to our March 22 meeting. Typically Articles mirror organizational Bylaws that are in effect.**

5. **Committee Reports**

- a. **Historic Ramada:** Lots of excitement since our last board meeting. While City staff members have been working with us hand-in-hand we hit a road block when we learned the project had to be reviewed by the City Historic Commission. Nate Kappler, Robert Just (City), Dave Sunderman and I attended the meeting. The Commission handed it over to its Landscape subcommittee for review after some of its members queried the efficacy of placing a structure in Tahoe Park, regardless of its historic significance. The Commission also asked for an opinion by The State Historic Preservation Office (SHPO) which responded that the project was not incompatible with our historic neighborhood designation. We learned late (from Alison Miller God bless her) that the Landscape subcommittee would meet the following morning. City staff assumed this would be a "slamdunk" but I decided I'd better attend. Robert Just also attended. I was surprised to learn that some of the subcommittee members had visited Tahoe Park for a first-hand look at the area, and recommended that

the ramada was not warranted in the open space. I spoke up, relaying our history, and asked them to reverse their recommendation. They did not. Big snag! City staff did not want to act against the recommendations of an appointed body, and a staff memorandum was submitted to Assistant City Manager Albert Elias for a manager decision. A week passed and having heard nothing, I referred that matter to Councilor Steve K who has made inquiries on our behalf. Hopefully we will have further information to report prior to our March board meeting. I feel hopeful everything will work out ok, although we MUST raise the funds necessary to make the project happen! Meantime, Bob Gugino, co-owner of Casa Seton has written that instead of pouring the slab, it will simplify things if they donate the cost of the concrete which Nate estimated at \$2500. That seems to be a reasonable solution as they will soon pour slab at Casa Seton and we are not ready given the snag I just described.

Meantime, I know Dave Sunderman will be asking each of us how many neighbors we have approached to purchase bricks!

- b. Helicopter: At the last board meeting the Helicopter Committee requested that the Banner representative attend our next board meeting to discuss the number of helicopter approach errors. I made the request of Steve Brigham. He responded that first he wants to discuss the issue at the next Banner neighborhood meeting which is tentatively scheduled for April 4, but may be modified due to the Catalina Vista Grant Road corridor walk SteveK has arranged on the same day.
- c. CCRC: I emailed you the March 8 CCRC meeting notes. If there is anything further to report Bill Young will do so.
- f. **Grant Road Construction:** In collaboration with Steve K, we scheduled a meeting with City staff to discuss plans for the Grant Road Widening, Phase 5, in order to better understand plans and be prepared to provide opinion. The March 16 meeting was announced on our Listserv to the entire neighborhood and over 20 people participated. A report of the meeting was subsequently posted on our Listserv. Since that time, Steve K has arranged for a Grant Road “walk through from Norris to Tucson Blvd” accompanied by Beth Abramowitz, City engineer, and the big maps of the road plan. Please mark your calendars for Monday April 4 at 5 pm. Meet promptly at Bookman’s parking lot. Four neighbors receiving the emails have already asked to participate.
- g. Central Segments Coalition (Betty Jo Drachman and Alison Hughes): See item 4-a above.
- h. Bylaws Committee: (Sara Wisdom, Debra Huffman and Ellen Adelstein). See item 4-e above.
- i. Banner Neighborhood Committee: Campbell/Elm signage. Jesse Soto (City) says they are moving forward with the Historic Catalina Vista signage at Elm/Kramer, and Campbell/Elm. He needed to know how they can acquire the art tiles that line our Campbell Avenue wall and signage. I sleuthed this a bit and discovered that extra tiles and the original molds were donated by the artist, Kevin Osborne, to the city and they are stored in the old Volvo building in Broadway. Given the Broadway widening and the eventual demolition of that building, Steve K moved quickly to ask City staff to find the tiles and move them to the Ward VI storage.

6. Information items

- d. Brush and Bulky clean up in February: Jan Hastreiter did a great job of coordinating island clean-up in readiness for brush and bulky pickup. She was aided by neighbors Colette Altaffer, Dave Sunderman, Janet Grayson, Ruth Hoshaw, Debra Huffman, Hale Barter, and Brett Hart. We will express thanks to them in our Spring Newsletter.

- a. Pot Holes: Dave Sunderman has perfect pitch. He reported our potholes to the City just in time for an immediate fill up. Job complete. Thanks Dave.
- b. Mortar Board clean up March 5: Board volunteers Debra Huffman, Dory Martin, Dave Sunderman and Alison Hughes walked our easements to identify the worst ones for clean up by UA Mortar Board students. We selected the area next to Circle K where a year's worth of trash had gathered, along with two easements, one South of Tahoe park, and another north of Hampton. It turned out that the Park residents did not want their easement cleared as they felt it would attract vagrants. The Hampton resident was a board member who kindly volunteered to do the job himself! We huddled on a change in strategy, sticking with the Circle K, and adopting a new project: After conferring with the owner of the house on the Southeast corner of Edison/Tucson Boulevard where the paint is peeling off the walls, we decided to have the students scrape and paint the worst section of the walls. Dave Sunderman and I sprang for the cost of paint supplies and the students (and board members) did a fantastic job of painting, as well as clearing up Circle K trash. They even trimmed the overgrown foliage at the same Tucson Blvd corner. Their work resulted in a much more welcoming entry to the neighborhood on Edison!
- c. Casa Seton update: Construction activity has started at Casa Seton. Miramonte Homes has added a Casa Seton link to its Website where construction activities are regularly posted. I will post this in the newsletter.
<http://www.miramontehomes.com/communities/tucson/casa-seton>
- d. Campbell/Elm property closure action report: Mary Wenner asked the Board to support her plea to get the owner of the house at the corner of Campbell/Elm to open up the right-of-way (ROW) access to neighbors. The owner had extended the Campbell Avenue wall to add to his privacy, installed a cactus garden, and a 3' wrought iron fence preventing access. I met with the owner and his family to explain the issue. He advised me that the City had given him the right to the corner property and had approved his construction of the wall extension. He promised that he would move the large trailer that was also hindering access to the area. SteveK followed through with City staff and learned from them that they had NOT given the owner ROW, nor had they approved the wall extension. Staff visited the property and has agreed that the wall extension should remain due to noise issues, but that the owner must remove the fencing, garden, and vehicles to make access possible by pedestrians and bicyclists. Thanks Steve K☺ We now wait and watch....
- e. Banner hospital – I attended the first meeting of the Banner Neighborhood Committee where a Power Point presentation offering hospital details was presented. It is attached to this board package.
- f. Spring newsletter: I need to get this written! Please send me any news you want to highlight in this edition.
- g. Annual social: Laurie Ellerman completed the preliminary flyer with Social details. It was sent to the neighborhood Listserv and will be highlighted in the spring newsletter.
- h. Our worst backyards☺: When our board volunteers walked the easements we were shocked at the state of some backyards. We since learned that a resident can do what he or she wants to in the back of the residences. I just hope there is not a fire or health hazard in some of these places. (I emailed some photographs to you earlier this month.)

7. Parking lot
8. Call to audience
9. Adjournment and Networking

