

Thursday, October 5, 2023-6:30 PM
West University Neighborhood Association
October Board Meeting, Trinity Presbyterian Church, 400 E. University Blvd.
and Via Zoom, <https://us02web.zoom.us/j/84584666599>

I. Call to Order, Roll Call and Welcome

At 6:32 p.m., Betsy Larson called the meeting to order. The following members were present: Lisette DeMars, Chris Gans, Jim Glock, Joel Ireland, Betsy Larson, Rick McDonnell, Andy Pongratz, Shannon Riggs, Judy Sensibar, Erec Toso, Willem Van Leeuwen, and Dave Zipp. Absent: Brian Kemp, Mack Sigmon, Holly Vaden, Henry Werchan, and Lex Wilcox.

Also present: Diana Amado (Ward 6), Kevin Berrigan (AGR), Jill Bielewski, Steve Carlat, Naomi de la Rosa (Pima County District 5), Dylan Gilmore (AGR), Julie Jones, Brett Miller (AGR), and Kate Saunders (LSA).

II. Announcements and Call to the Audience

Dylan Gilmore stated that AGR is doing a philanthropy week that includes a rodeo on November 18 with food, a dunk tank, and a small band. On November 14, Chipotle will donate a percentage of their sales. The proceeds will go to agricultural education.

Diana Amado stated that the Board of Adjustment Hearing for TEP is October 25 at 1:30. TEP is asking the Board to overturn a ruling made by the city zoning administrator that upholds the city's requirement to underground new utilities that run along gateway and scenic corridors. Diana also stated that there is an open forum with the chief of police, city manager and city transportation director on October 5 to address street racing. The meeting will be held at the TPD east division meeting room at 9670 E. Golf Links.

Betsy Larson stated that we had our final meeting with Capstone on September 27. Forty-five people attended. Betsy thanked Steve Kozachik and Diana Amado. Betsy stated that WUNA will be included in a segment on KGUN news about how neighborhoods react to stresses. Judy Sensibar stated that the KGUN piece will air on Monday, October 16.

Judy Sensibar stated that she has five Slow Down signs. Two are for the traffic circle at 4th Avenue and 5th Street, and two are for University and 6th Avenue. She asked for someone to take the other two.

Kate Saunders stated that Cyclovia is Sunday, October 29 and asked for volunteers. Kate stated that Cyclovia started in Bogota in the 1980s to bring attention to streets as living spaces; a city closes streets to cars and sees what happens. The event is held twice per year, the route varies, and this time, the route goes through WUNA. There will be a beer garden and performers, and there will be food, puppets, and music at the Historic Y. Roads that make up the route will be closed. Dylan Gilmore stated that AGR will have volunteers to assist TPD at locations where cars cross the routes.

III. Consent Agenda: Treasurer's Report; September Meeting Minutes.

There being no objections, the minutes for the September board meeting, and the Treasurer's Report for September 2023 were approved pursuant to the terms of the consent agenda.

V. Committee Reports

A. Historic Fourth Avenue Coalition

Shannon Riggs stated H4AC had a meeting with the Union on 6th at their last board meeting. Shannon stated the front of the Union's property is not in keeping with the neighborhood and the Union said they will address this by putting in appropriate glass. Shannon stated that the construction manager did not attend the meeting but is supposed to provide an emailed update. Shannon also reported that there have been many events in their space at 311 E. 7th Street, including an indigenous food night, a library book swap, and a stretching class with Olivia Herman.

B. Streets Committee

Jim Glock stated that he is pushing to get the traffic circle at 7th Avenue and 1st Street moving. He met with Jesse Soto regarding a painted circle because it doesn't make sense to do the real thing now with Prop 411 coming. Regarding prop 411, Jim stated that our roads are included in the next phase of road repair, although it is unclear whether we will get resurfacing or new roads. It is also unclear whether the work will be significant enough to trigger required ADA improvements, but Jim will push for ramps as part of repaving.

Judy Sensibar stated that a car went through the traffic circle at 5th Avenue and 4th Street. A contractor will put in bigger boulders; Jim Glock suggested that we ask for steel bollards.

Chris Gans stated that when Lewis & Rocca did a presentation on the Capstone project, they said \$10 to \$12 million would come back to the City. Chris said that we should ask Ward 6 to lobby for 30% of this money to be used for infrastructure improvements in our neighborhood.

C. Parks Committee

Jim Glock stated that he has a call in to Greg Jackson regarding the Anza shade structures. Once he hears back, Jim will take care of the final touches to get the permit approved.

D. Development Committee

Rick McDonnell stated that we had a productive meeting with Capstone on September 27 that included review of plans with the latest updates to the project. In advance of the October 12 hearing with the zoning examiner, we have to decide whether or not we agree to an

escrow agreement that has been negotiated for several months. Rick stated that there are three documents that have been negotiated by various stakeholders and all will run with the land: (1) an escrow agreement between WUNA and Capstone; (2) a development agreement between Capstone and the City; and (3) stipulations associated with the zoning changes. The escrow agreement is a legally binding document that sets aside money to be managed by an escrow agent, who will release funds to us once we have invoices from contractors who have completed infrastructure improvements in the neighborhood in proximity to the project. Rick stated we will have 36 months to draw down the funds in escrow and his best estimate is that Capstone will place \$275,000 in escrow. If Capstone and WUNA execute the agreement, WUNA will not object to the project at the zoning hearing, including changes required to the Main Gate overlay.

Rick stated that the development agreement between the City and Capstone is dozens and dozens of pages regarding how the project will be built. In that agreement, there will be a security plan that will be filed with the City. The agreement also addresses the location of dumpsters and contains a requirement for quarterly meetings with WUNA.

Rick stated that there will also be certain stipulations associated with the zoning changes that we requested and that Capstone has agreed to. These stipulations include a significantly longer right turn lane on northbound Euclid at Speedway, a protected pedestrian crossing at Euclid and 1st Street, and exemptions to the requirement for retail space on the first floor of the building.

Andy Pongratz stated that he is concerned that we only have 36 months to get all the work done. Judy Sensibar stated that she is worried about that, too. Betsy Larson stated that we have four to six months lead time to get our ducks in a row and she is hopeful we can do the work with one contractor. Rick McDonnell noted that we will need help from Ward 6 on permitting.

Jill Bielewski asked if there can be a plaque or medallion that notes what came down to keep some of it in our memory. Rick McDonnell stated that the original location will be gone. Betsy Larson stated that Capstone is very open to using adobe as part of the park.

Chris Gans asked if we could get six more months to spend the funds. He also asked if we could get some commitment from the City to stop development west of Euclid, noting that WUNA became historic to stop the U of A from going to Stone.

Judy Sensibar then made the following motion:

I move to approve the following agreement that was submitted by the special committee of the West University Neighborhood Association and to authorize the President to sign, date, and deliver such agreement on behalf of the West University Neighborhood Association: Escrow Agreement – for the funding of community improvements, between West University Neighborhood Association and Capstone Collegiate Communities, LLC.

The motion was seconded by Chris Gans. Andy Pongratz reiterated his concerns with the 36-month limitation to spend the money, and suggested that we should have three contractors instead of just one. Besty Larson stated that it will not take us long to use the money. Rick McDonnell stated that we can start lining up contractors now and incentivize them to finish early. Chris Gans stated that he would like WUNA to start working with Ward 6 to get a share of the money coming in that Capstone will be paying, including construction sales tax. Following this discussion, the motion was to put a vote, with all members present voting to approve the motion, with two abstentions (Sensibar and Zipps).

VIII. Adjournment

There being no other business, the meeting was adjourned at 7:58 p.m.