

BBVNA BOARD MEETING NOTES - 10/19/2015

The Board convened at 6:30 pm at the home of Mike Weingarten & Joan Thomas. In absence of an elected President, Mike led the meeting, per the rotation schedule we agreed to in our June Board meeting.

IN ATTENDANCE:

Shirley Papuga (Acting President),
Damian Baca (1st VP),
John Thomas (2nd VP),
Rita Toland (Treasurer),
Mike Weingarten (Secretary),
Ann Pattison (Historic Committee),
Richard Roati (Urban Wildlife & Forestry Committee)
Joan Thomas (Malvern Plaza Committee)
John Swiss (Neighborhood Watch Committee)
Margaret Johnson (Ad Hoc By Laws Committee)

1) Minutes of the August 18 meeting were approved with one revision: Section 4a) was changed to read (**Bold** indicates the change):

- a) Work to complete the murals on the walls at the Treat Walkway bridge is expected to resume in the October timeframe, once it becomes cooler. **Cost of completion will be \$600, in line with the amount allocated for the project.**

2) Treasurer's report for January 1 - October 17, 2015 was reviewed and approved. Rita reported that our cash on hand is low, due to the payment to Chris Evans for completion of the ROPE application for historic designation. Money will need to be taken from our CD. Rita will check the maturity date of the CD, and determine if we can wait until maturity to take the money, or if we will need to pay the \$25 early withdrawal fee to obtain it. We also discussed sending another reminder to the neighborhood encouraging payment of 2015 dues. Rita will send that reminder out via NextDoor. She will also provide Mike with the information of who has paid so that can be posted on our website.

COMMITTEE REPORTS:

3) Historic Designation report: Ann reported that the ROPE application has now been approved by the State Historic Preservation Office. Additional discussion on the status of historic designation is included under the New Business items below.

4) Urban Wildlife & Forestry: Richard reported that excellent tiling progress was made yesterday (Sunday, October 18) on the west side of the north wall by the walkway bridge. Once the tiles are cleaned and grouted, and tiles laid across the top of the wall, that section will be completed. Richard showed a picture of the progress, and all agreed it looks great. Next Sunday (October 25), there will be another tile work session to tile the remaining side of the south wall.

Richard also reported that the next Treat Walkway maintenance day is scheduled for November 8.

5) Neighborhood Watch: John reported that the "GAIN" (Getting Arizona Involved in Neighborhoods) meeting was held on Thursday, October 15, and it was very successful. Eleven attendees from the neighborhood participated, along with Becky Noel from the Tucson Police Department. Bicycle lights were distributed to attendees.

6) Green Infrastructure: Shirley noted that Robison Elementary School has received a grant to plant 20 fruit trees on their property. Shirley credited the enthusiasm that our neighborhood showed in the previous Robison green infrastructure projects as a contributor to this successful grant application.

7) Ad Hoc Bylaws Revision: Margaret reported that the committee is about half way through the process of creating proposed revisions to the bylaws. They hope to have the revisions ready to report to the Board by the end of the calendar year or early next year. At that point, the Board will vote on them, and once approved it will go to the full neighborhood meeting for a final vote. The target is to have this completed at our March neighborhood meeting.

Shirley mentioned that there is a city-wide effort to train neighborhoods on the basics of creating bylaws, and she will forward information from that effort to Margaret.

8) MCRC: Shirley noted that there is a lot of air activity now due to the presence of visiting planes at DM involved in training. She is trying to send press releases about these activities to the neighborhood to keep people informed.

9) Social Media: Reminder that notices should be sent to Heather Free for inclusion in the Neighborhood Facebook page.

UNFINISHED BUSINESS:

10) HAWK at Broadway & Treat: Work is underway, and completion is close.

Discussion moved to how to discourage potentially increased cyclist traffic from biking on the walkway. Ideas included: a) erecting a sign at key walkway entrance points (especially Treat & Manchester) stating: "Please walk your bike on the walkway"; b) Same message, but painted on the walkway; c) Painting clearer directional markers in the roadway indicating the direction of the bike route around the neighborhood; d) Painting stripes in the crosswalk areas along the walkway (a general safety consideration vs. dealing with cyclists in particular). Shirley will check with the City to determine what steps they may be able to take on these.

11) Memorial: Ideas are continuing to be worked for some sort of remembrance for Linda Abrams and other members of the neighborhood that have passed away. Linda's sister Ellen is currently working with Susan Silverman on artwork ideas that could be placed in the median on Eastbourne near

Manchester. The Board will wait to see their ideas. Eventually, City approval will be needed for erecting any such item.

12) Night before Halloween: Joan will put out a message on NextDoor encouraging neighbors to meet the night before Halloween to tour the neighborhood decorations. Additional discussion was had on potential fund raising ideas to build off of the Neighborhood's Halloween efforts. This idea will be passed on to a fundraising committee which will be formed in support of our Historic Designation efforts. (See #14 below.)

13) Oktoberfest: Due to time constraints and other efforts already being planned, we chose to not reschedule an Oktoberfest celebration for this year.

NEW BUSINESS:

14) BBVN Historic Designation -- Next Steps: Now that the ROPE application has been approved, the ball is in our court to begin work on the actual historic designation nomination process, and the raising of funds that will require. We agreed that work will proceed on two fronts:

- a) The Historic Designation Committee will continue to work with Chris Evans on the details of what will be needed. This will include a target for the amount of money needed, and recommended action steps to begin the survey work.
- b) Fundraising. A number of creative ideas were generated for fundraising events during our discussion, but we agreed that the details would be best handled by a dedicated committee to work specifically on fund raising ideas and events. Rita will explore ideas of who could lead such a committee. John T. and Richard both offered to participate as members of the committee, but not lead it.

Ann described the likely three tiers of sourcing of funds for historic designation work:

- a) Contributions from BBV homeowners. This would include a recommended contribution level for all homeowners whose properties are likely to be contributing properties, as well as contributions from other homeowners who want to support the effort. We agreed that we will track contributions by homeowner, at least in category levels of contributions, if not to the dollar.
- b) Money earned from fund raising events led by the Fundraising Committee.
- c) The funds from the Broadway Village owners as part of the rezoning agreement, which are intended to benefit our historic designation efforts. Ann reported that the mechanics of that contribution is that BV owners will deposit \$10,000 into an escrow fund, and that the money will be released to us as we provide our own \$10,000 of matching funds. Money must be used within 5 years. We generated other questions about the details of this process, and these are included in Item #15 below.

15) BBVNA Positions on Rezoning Agreement: Because of concerns about the details of the execution of the stipulations as defined at the Mayor & Council meeting on February 4, a public hearing was requested prior to Mayor and Council making the final decision on the rezoning of the BV PAD. That meeting will be held on November 4. The points of concern raised were as follows:

- a) Broadway Village owners agreed to seek Historic Landmark status for only the Joesler Buildings and not the "Table Talk" building, based on initial misinformation from the City about the status of the Table Talk building. The City has since found that this building would likely be considered a contributing property, but the owners are not willing to include it now.
- b) There is a question on whether the "Historic Landmark" status they have agreed to seek is the full designation through SHPO, or something weaker.
- c) They agreed to not build an additional 10K sqft building on the Broadway Village site. The question was whether that meant no new buildings, as opposed to allowing buildings under 10k sqft.
- d) The contribution that the owners agreed to make toward the BBVNA Historic Designation effort is being tied to an escrow fund with requirements that we match the \$10k within 5 years. Questions about the actual conditions we will need to meet must be clarified. (e.g., If we raise and spend at least \$10k, but the Historic Designation Process is not complete within 5 years, what happens? What if we spend just a portion of the \$10k -- is that portion retained by BBVNA? etc.)

Board members shared their individual opinions around the table. We had strong opinions on multiple aspects, but overall, a majority of the Board felt that:

- a) While seeking historic designation for the Table Talk building would be preferred, that is not an issue we would want to risk scuttling the entire deal over.
- b) The other questions listed need to be clarified.

Shirley will draft a letter outlining the Board's position, and will send it to the Board for input prior to sending to Mayor and Council.

This was a difficult issue because of its complexity and the strong feelings on opposing views, but the discussion was handled with frankness and respect.

NEXT MEETINGS AND LEADERS:

November	John T
December	Damian

The Board adjourned at 9:30 pm.

Respectfully submitted,
Mike Weingarten, BBVNA Secretary

4:28 PM
10/17/15
Cash Basis

Broadmoor-Broadway Village Neighborhood Association
Profit & Loss
January 1 through October 17, 2015

	<u>Jan 1 - Oct 17, 15</u>
Ordinary Income/Expense	
Income	
Association Dues	1,710.00
Donations - Unrestricted	75.50
Garden Tour	
Garden Tour Expense	-76.62
Garden Tour - Other	381.00
Total Garden Tour	304.38
Malvern Plaza	
Plaza Expense	-166.15
Malvern Plaza - Other	-225.39
Total Malvern Plaza	-391.54
Total Income	1,698.34
Expense	
Bank Service Charges	34.00
Historical Status Committee	6,960.00
Miscellaneous	1,144.92
Neighborhood Socials/Events	503.96
Printing and Reproduction	347.60
Supplies	66.45
Urban Forestry Committee	1,100.00
Website	15.17
Total Expense	10,172.10
Net Ordinary Income	-8,473.76
Other Income/Expense	
Other Income	
Interest Income	19.02
Total Other Income	19.02
Net Other Income	19.02
Net Income	<u><u>-8,454.74</u></u>

4:25 PM
10/17/15
Cash Basis

Broadmoor-Broadway Village Neighborhood Association
Balance Sheet
As of October 17, 2015

	<u>Oct 17, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
Wells Fargo - Checking	192.85
Wells Fargo - Savings	311.31
Wells Fargo - Savings, CD	11,080.60
Total Checking/Savings	<u>11,584.76</u>
Total Current Assets	<u>11,584.76</u>
TOTAL ASSETS	<u>11,584.76</u>
LIABILITIES & EQUITY	
Equity	
Restricted - Malvern Plaza	5,253.37
Retained Earnings	14,786.13
Net Income	<u>-8,454.74</u>
Total Equity	<u>11,584.76</u>
TOTAL LIABILITIES & EQUITY	<u>11,584.76</u>