

Willo Neighborhood Association
Board Meeting Minutes
March 10, 2022

Call to Order - Dr. Robert Cannon, Board President, called the meeting to order at 6:30 p.m. All Board members were present.

Approval of Minutes - Opal Wagner made a motion to approve the February 10, 2022 meeting minutes as previously presented to the Board via email. Linda Doescher seconded the motion. The motion was approved unanimously.

Willo Home Tour 2022 Update – Linda Doescher presented the Home Tour Financial Report. Projected Total Revenue was \$98,000. Actual Total Revenue was \$94,537. Projected Expenses were \$43,500. Actual Expenses were \$41,340. Projected Net Income was \$54,450. Actual Net Income was \$53,196. All 500 allotted Twilight Tour tickets were sold. Sunday tickets sales were 2346. Linda provided a reconciliation comparison for Home Tours 2022, 2020 and 2019. We were close to our best ever revenue this year. \$11,500 in sponsorships made a difference and we will pursue that again for Home Tour 2023. Bob Cannon thanked Willo Home Tour 2022 co-chairs Teresa Fontana and Jamie Cowgill for their hard work.

Teresa Fontana reported her team had worked hard to minimize costs and spend the budget they had in mindful and thoughtful ways. She thanked the committee leaders and volunteers and said her main goal was to make sure everyone had a wonderful day, and it wasn't a stressful experience.

Jamie Cowgill added the billboard advertising was very helpful.

Treasurer's Report – Linda Doescher reported she is optimistic Willo will be getting another Blockwatch grant in July. We have spent last year's grant except for \$2.67. Year-to-date expenses as of March 10th were reported by Linda. Net income = \$11,392.10. We withdrew \$20,000 from the Edward Jones account, which is Willo's investment account/emergency fund, to cover Home Tour expenses. The current checking account balance is \$69,021.08. The CD balance is \$75,993.45. Net worth is \$140,000 and change. Opal Wagner made a motion to approve the Treasurer's report. Patrice Wappel seconded the motion. The motion passed unanimously.

Willo Kids Club Report – Valerie Gentz reported there will be a Willo Kids Club event on April 16th at 4:00 p.m. at Lewis Park. There will be an Easter egg hunt with a surprise visit from the Easter bunny. They may pair this with an Earth Day event – Earth Day is April 22nd. Valerie reported the Kids Club has had a great year with its snow event and everything they've had going on. There are a lot of families moving into the neighborhood, so Kids Club just continues to grow.

Update on NW Corner of Central & Thomas – Opal Wagner gave an update that a similar zoning request to move digital billboards onto a building near 7th St. and Buchanan had been granted on Feb. 10th and neither Urban Phoenix Project nor the other parties who filed a court appeal against the billboards on Central and Thomas had objected to it. Opal introduced Ryan Boyd, president of Urban Phoenix Project, whom she invited to the meeting, and asked if UPP would be willing to talk with Willo’s NA about their court appeal, which has held up construction of the proposed high-rise at Central and Thomas. Ryan said UPP would be amenable to discussing the case further with the Willo NA. Opal said she would follow up.

Encanto-Palmcroft President - Brent Kleinman, President of Encanto-Palmcroft Historic Preservation Association invited everyone to E-P’s Home Tour on March 20, 2022 and said tickets were for sale online and the day of.

Communications/Social Media Committees Report – Jeremy Schachter reported there are now 500+ people on Willo’s Facebook. David Roth-Gonzalez, Sandra Lefcovich, Kush Govani, Aaron Searles and Jeremy Schachter are working together on improving and updating Willo’s communication strategies. Events such as Willo Food Truck Wednesday and Happy Hours are pre-posted.

Sandra Lefcovich reported there are four different Facebook pages that are not serving us as well as they could be. The committee plans to turn the Willo Home Tour Facebook page (which has 1700 members) into an outward facing Willo Events Facebook page available to anyone who wants to look at it. That leaves the Official page just for Willo residents. The Willo Kids Club page will stay as is. Valerie has access, but we need to find out who the admin is. The Willo Social Facebook page will be incorporated into the Willo Events Facebook page.

Linda Doescher reported she and Kush Govani are looking at brightening up the willophx.com webpage.

Inside Willo Update – Sandra Lefcovich reported the Inside Willo deadline is tomorrow for the April issue.

3.5 Streets and Traffic Safety Committee Update – Opal Wagner reported the Streets Department staff will come to either the May or June, 2022 Willo Board Meeting to present the completed design for the 3rd and 5th Avenue improvement project in Willo. Opal asked neighbors to sign up to speak at one of the City’s 11 budget meetings scheduled for April to advocate for funding of the construction phase of the project. Currently, only the design phase is funded. The District 4 public budget meeting is scheduled for April 5, 2022 at 8:30 a.m. The first community-wide budget meeting is scheduled for April 2, 2022 at 10:00 a.m. The full schedule for the 11 budget meetings is on the City of Phoenix Budget webpage. All meetings will be held on-line. We must register in advance to speak at phoenix.gov/budget/hearings. The budget hearing information will be posted to Willo’s Facebook page, willophx.com and published in April’s *Inside Willo*.

Social Committee Update - Nikki Armstrong reported March's Happy Hour tomorrow (Friday, March 11th) will be hosted by Jenny and Brian Jones at 330 W. Monte Vista from 5:30-7:30 p.m. It is okay to bring drinks and snacks to share. Next month's Happy Hour will be hosted by Bob and Diana Herman. There is an opening to host in May on Friday the 13th.

Willo Yard Sale Update – Patrice Wappel reported the semi-annual yard sale will be on Saturday, April 9th. It will be marketed on Willo's social media pages and we have done so on Craigslist previously as well. Brent Kleinman said he will share our ad in Encanto-Palmcroft's newsletter.

Zoning Committee Update: Tom Doescher reported Aaron Klusman, owner of the Duke's Photography site at 7th Ave. and Thomas, is now talking about re-purposing the building as a restaurant with indoor/outdoor seating and a store. There will be a meeting at Encanto Community Church on March 16th for neighborhood leaders. Tom is attending for Willo.

On March 21st the Historic Preservation Commission will hear our appeal on 549 W Cambridge's application for an attached 1-car garage at the front of the house.

The Board of Adjustment heard our appeal on 78 W. Cypress last week. We appealed the Zoning Adjustment Hearing Officer's decision to allow a 5-foot fence in the front yard. Our attorney wrote a very good memo that cited case law and addressed how the Applicant had failed to satisfy the four requirements for a variance, and the Board of Adjustment pretty much ignored our whole presentation. They basically looked at the same thing the Zoning Adjustment Hearing Officer did: Liz Wilson's letter approving it by the Historic Preservation Office. They voted 4-3 to uphold the Hearing Officer's decision to approve the fence. The Zoning Committee met last night to discuss our next action. I've talked to the neighbors. They were on the call last week. The options are to appeal to Superior Court, which is a long, drawn-out process that would probably require an attorney. We have already exhausted our budget for the legal fees. Another option is to ask the Board of Adjustment for a Request for Reconsideration. The Zoning Committee decided to request the reconsideration. I am asking the Board for a vote to support the Zoning Committee's decision to ask for a reconsideration of the Board of Adjustment's ruling.

Opal Wagner made a motion as follows: I move that the Willo Neighborhood Association Board authorize Tom Doescher to file a Request for Reconsideration of the Board of Adjustment's ruling on 78 W. Cypress. Ann Bommersbach seconded the motion. The motion passed unanimously.

Tom Doescher reported the Zoning Committee would like the Board's approval to send a letter to the City of Phoenix that would clearly state our displeasure with the City staff's actions on 309 W. Monte Vista and 78 W. Cypress, including omissions, untruths, failure to consistently apply Historic Preservation Guidelines and failure to consider the Willo Conservation Plan in their reports and rulings. Bob Cannon said they don't seem to be following the rule of law and it

has resulted in pitting neighbor against neighbor, which is unacceptable. 309 W. Monte Vista should have been stopped at Step 1.

To give the Zoning Committee time to prepare the document, a motion to authorize sending a letter of concern to the City of Phoenix via Alan Stephenson will be voted on at a Special Meeting in 10 days. Bob Cannon will send out a notice of the Special Meeting. The meeting will be held via Zoom.

Block Watch Update – Brad Brauer reported Phoenix Police Department’s Community Action Officer staff is being cut in half as of next month. Those keeping their jobs will be reapplying for positions, so we don’t know who our CAO will be. Brad is still looking for Block Watch captains for some blocks and will continue reaching out at Willo events.

Jamie Cowgill reported a man driving up and down yelling racial slurs, etc. to residents on Granada who has gotten very aggressive. Brad asked her to report to Phoenix P.D. when the occurrences happen and to mail him the specifics on the truck, etc. so he can share the info. with our CAO.

New Business – Bob Cannon reported that Alison Daniels has approached us about having some concerts in Willo. Bob plans to form a committee and appoint Alison as the chairperson. Bob asked Alison to present a plan at the April Board meeting to potentially have music events in the neighborhood on a quarterly basis. Alison said she began hosting porch concerts at her residence on Granada during the Covid-19 pandemic and had 33 shows during that time. She also booked half the musicians for this year’s Home Tour. She would like to begin hosting concerts as an official committee of the Willo Neighborhood Association.

Old Business: None.

Adjournment – Brad Brauer made a motion to adjourn. Patrice Wappel seconded the motion. The motion passed unanimously. The meeting was adjourned.