

Willo Neighborhood Association Board Meeting Minutes  
September 12, 2024, 6:30 p.m.  
Arizona Opera Company, 1636 N. Central Ave., Phoenix, AZ 85004

The meeting was called to order at 6:32 p.m. by President Brauer.

Board members present in person: Brad Brauer, President; Aaron Montano Searles, Vice President; Linda Doescher, Treasurer; Dan Childers; Eric Gilmore; Sandra Lefcovich; Jonathan Roberts; Lara Sands; Jeremy Schachter; Jim Smith; Patrice Wappel

Board members present via Zoom: Nicole Armstrong, Secretary; Wylie Carhartt

Other attendees:

In person: Tricia Amato; Crawford Breedlove; Venancio Berrocoso; Bobbi Ryals; Tom Doescher; Sandra Sands; Zak Holman; Ken Sands; Valerie Lane Gentz; Ed Buckel; James Rex Nelson; Scott Ferreira; Michelle Erickson; Jim Gough

Via Zoom: Lindsay Naas; Barry Sparkman; Robert Cannon; Addison Dent

Approval of Minutes: Secretary Armstrong presented the minutes from the May and June board meetings. Childers made a motion to approve the minutes as written, seconded by Searles, motion passed.

Treasurer's Report: Treasurer Doescher presented the Treasurer's Report. The Association's total current assets as of August 31, 2024 are \$168,538.83. Lefcovich made a motion to approve the Treasurer's Report as written, seconded by Wappel, motion passed.

Treasurer Doescher then informed the board that she must resign from the board, effective immediately.

President Brauer made a motion to appoint Scott Ferreira to fill the board vacancy created by Doescher's resignation. Searles seconded, the motion passed. President Brauer then made a motion to appoint Ferreira as Treasurer. Schachter seconded, the motion passed.

Committee Reports:

3<sup>rd</sup> and 5<sup>th</sup> Avenues/Traffic and Safety: Committee Chair Bob Cannon reported that Joe Brown is no longer employed as the Director of the Street Transportation Department with the City of Phoenix. The bike lanes were paved incorrectly on 3<sup>rd</sup> Avenue and must be redone, though it is not known when that will happen. Completion of 5<sup>th</sup> Avenue is likely to finish in 2025. The projects and contractors for 3<sup>rd</sup> and 5<sup>th</sup> Avenue are separate.

Social: Committee Chair Roberts reported that neighborhood happy hours/neighbors' nights expect to alternate between all-ages and 21-and-over each month through the next several months. Hosts are needed for upcoming months. Those interested in hosting may contact Roberts.

Social Media/Communications Strategy: Committee Chair Schachter reported that the neighborhood has a public Instagram account. There are over 200 people participating in the neighborhood's text messaging service. The neighborhood Facebook account will not tolerate rude behavior.

Inside Willo: Committee Chair Lefcovich reported that deadlines for *Inside Willo* submissions will generally be the day after each month's board meeting in the coming months.

Kids' Club: Committee Chair Valerie Lane Gentz reported that the Halloween Parade will be October 26 at Walton Park with bounce houses, one for smaller children and one for older children. Anyone wanting to donate to or assist with the event is encouraged to do so. The Committee is suffering from decreased parent participation, so interested parents are encouraged to get involved. The committee is also working on a spring event in conjunction with other neighboring historic districts.

Zoning: Committee Member Tom Doescher reported that there have been two text amendments at the state level related to new Accessory Dwelling Unit (ADU) policies, allowing ADUs to be short-term rentals and asserting that they are "by right" of the owner, requiring no zoning updates, and despite cities' regulations. The 10% low income/workforce families occupancy requirement is a request usually made by the City to developers in new multifamily housing, but it is voluntary for developers if an office building or commercial building is converted to housing.

President Brauer stated that he and other board members and neighbors encouraged the city to halt the Central Business District's north boundary (CBD) at McDowell rather than expand it north to Thomas; rather, the suggestion is to expand the CBD south and east. HB 2721 contains language stating that multifamily construction needs no zoning change/requirement if it is within a one-mile radius of the CBD. This would include Willo. Brauer and Searles are working with local political representatives and city staff to ensure that potential changes will not violate the Willo Conservation Plan.

Home Tour: Committee Co-Chair Crawford Breedlove reported that organizers hope to change the barrier layout for this year's tour so that the entire street fair area will allow alcohol consumption, which will do away with specific beer gardens. Changes to the design of the large shade tents near the stage are also anticipated. Organizers plan to have ten houses on the tour, plus the fire station.

The Winter Movie Night will be Friday, December 6.

Block Watch: Committee Chair Bobbi Ryals reviewed miscellaneous incidents reported throughout the neighborhood through the summer, mostly related to unhoused persons lingering in the neighborhood. Neighbors are reminded that the official position of the Willo Block Watch is to contact Phoenix Cares and Crime Stop regarding encampments and other issues related to unhoused persons.

The GAIN event will be the same day as the Yard Sale, Saturday, October 19, at Walton Park.

Old Business: Over the summer, Sands investigated at least twelve potential new meeting locations for the Association, all within a one-mile radius of Willo. She and President Brauer visited four of them and selected the Arizona Opera Company as the best fit. The cost is \$160 per meeting, which is less than Fairfield and BMO, our two prior meeting locations previous to Oven+Vine. Treasurer Ferreira made a motion that Arizona Opera Company be the Association's new meeting location, seconded by Sands, motion passed.

New Business: Vice President Searles is working with Keep Phoenix Beautiful, a local non-profit, to get 20-40 trees to plant in the neighborhood. He expects the trees to be planted along 3<sup>rd</sup> Avenue to develop a tree canopy over the east side. Cooperation from neighbors where the trees are planted is needed, because neighbors must maintain the new trees, which will be appropriate to the environment. Searles expects that if this first donation of trees is successful, Willo may receive additional tree donations in the future.

The meeting was adjourned at 8:06 p.m. following a motion by Childers, seconded by Gilmore, motion passed.

The next board meeting will be Thursday, October 10, 2024 at 6:30 p.m. at Arizona Opera Company, 1636 N. Central Ave., Phoenix, AZ 85004.

Nicole Armstrong, Secretary