



**Central Northside Neighborhood Council**

1310 Arch Street  
Pittsburgh PA 15212  
412.231.7742  
fax 412.322.3386

# CNNC

N e w s l e t t e r

Fall 2009

A New VISION. . . . . “By  
 end of the **2015,**  
 the **CNNC**  
 will  
 transform  
 all of our neighborhood’s  
 vacant lots and empty storefronts  
 by  
 filling them with  
 thriving  
**individuals,**  
**commerce**  
 and  
**families**  
 of all kinds.”

**Board of Directors**

- Greg Spicer..... President
- Julie Peterson..... Vice President
- David McMunn ..... Secretary
- Barb Talerico ..... Treasurer
- John Augustine ..... Beautification
- Kirk Burkley ..... Development
- Christopher D’Addario..... Safety
- Dr. Avis Ellis ..... Membership
- Joe Mansfield..... Conservatorship
- Randi Marshak ..... Planning
- Dennis McAndrew..... Development
- Jan Meyers ..... By-Laws
- Neil Parham ..... Human Resources
  
- Mr. William Murchison ..... Emeritus

**Rich in Diversity. Rich in Promise.**



## Our Vision: A Full, Diverse and Thriving Neighborhood in Less than a Decade

Gentle Neighbors:

On New Years Day in the year 2016, the Central Northside will look and feel much different than it does today. The Central Northside Neighborhood Council is about to embark on an ambitious [some would even say **audacious**] effort to transform every vacant lot and empty storefront in our neighborhood by filling them with thriving individuals, commerce and families of all kinds. Long time residents and newcomers will live in a greener and more sustainable neighborhood with stronger visual and material connections between our common park and the green hillside above. Lots that now sit abandoned will be home to residents of every income level in a neighborhood where poverty and blight are less evident and affluence spread more broadly among all its inhabitants. Activities for youth and families will be more proliferate, scattered throughout the neighborhood and grounded in the arts, culture, literature and physical achievement and sporting competition. Throughout the neighborhood the construction of innovative and green housing at various levels of affordability will knit neighbors of varied means into a greater community known for it's crafty mix of restored historical housing stock and it's forward-looking 21st century urban dwellings.

The visible and demoralizing markers of disinvestment like crime and blight will have slowly faded and our commercial corridors—including both Federal/North AND Brighton Road—will not be halting boundaries dictated by blight but gateways to other communities on the move and places where the increased population density of the Central Northside can more fully support local business enterprises and create local "walk to work" jobs.



In the year I was born, 1962, our 38<sup>th</sup> President, John Fitzgerald Kennedy, made that most famous of vision statements that we would, within the decade, put a man on the moon. President Kennedy told graduates at Rice University that, "*We choose to go to the moon in this decade and do the other things, not because they are easy, but because they are hard, because that goal will serve to organize and measure the best of our energies and skills, because that challenge is one that we are willing to accept, one we are unwilling to postpone, and one which we intend to win, and the others, too.*"

President Kennedy could not know then that his audacious vision would indeed come true to the astonishment of the entire world and, sadly, he would never live to see it all unfold in July of 1969. It was this famous vision statement that we pondered at our recent daylong retreat for the CNNC Board of Directors. Duquesne University Professor and Associate Dean, Michael Kumer, headed the retreat. Dr. Kumer is the head of Duquesne University's "Non-profit Leadership Institute" and he and his colleagues travel around the country helping non-profit boards like ours perform better, clarify their missions and visions and reorganize in an effort to get more productive work done for their constituents.

During the retreat, Dr. Kumer helped us understand a lot about what works and does not work normally for organizations like ours. He helped us rethink our organizational structure—how the Board was organized, what kind of staff we might want, how we can go about pairing resources, staff and volunteers to get projects done quickly and efficiently. And, although he was impressed by the many things going on these days in the Central Northside he also cautioned us that we needed to clarify our mission and vision and put into just a few words exactly what it is that we hoped to do in the next several years [our vision] and to what end we were doing it [our mission.] He politely but firmly told us that our current statements would only have us going in a thousand different directions. Using Kennedy's famous "*man on the moon within a decade*" pledge, Kumer helped us see that what we wanted most for our neighborhood and what we worked hardest and most joyfully toward achieving, was a transformation of a neighborhood with many empty spaces into a thriving and diverse community and so,

*"Action  
and reaction,  
ebb and flow,  
trial and error;  
change—this is  
the rhythm  
of living.  
Out of our over  
confidence,  
fear;  
out of our fear,  
clearer vision;  
fresh hope.  
And out of hope,  
progress."*

Bruce Barton





## Our Vision . . . [continued from page 2]

with this in mind, we crafted the following proposed mission and vision statements:

**The VISION of the CNNC:** By the end of 2015, the CNNC will transform all of our neighborhood's vacant lots and empty storefronts by filling them with thriving individuals, commerce and families of all kinds.

**The MISSION of the CNNC:** To enhance the quality of life for all Central Northside residents.

We will do these things not because they are easy but because they are hard and because we believe that they will bring out the best in all of us. So, on New Years Day in the year 2016:

- More people will live in the Central Northside.
- More people that work here will want to live here.
- More people that live here will want to own a business here.
- More residents and business owners will enjoy the arts, humanities, culture, recreation and spirituality here.
- More people who live here will grow their food here, send their children to school here.

Won't you join us in this great endeavor?

Greg Spicer, President

## Staff and Board Changes are part of Strategic Reorganization

The CNNC Board of Directors is gearing up to work more efficiently and effectively with limited resource as they form recommendations for the membership in terms of moving forward with the community plan. Since August 1<sup>st</sup>, the Board has met a total of seven times—one an all day retreat with the head of Duquesne University's Non-Profit Leadership Institute—and will meet again, as scheduled at the end of the month. Several of these meetings have been dedicated to strategic planning as the Board tries to set a course for implementation of many of the key recommendations in the recently completed community plan. In the discussions a series of recommendations and actions have emerged so far, including:

1. Negotiating specific contracts with consultants working on specific projects as opposed to funding full

time staff.

2. Working with "task forces" and subsidiaries comprised of CNNC members and directors. Each task force would be charged with seeing projects through from start to finish and pairing project goals and objectives with resources.
3. Making strategic planning a top priority.
4. Forging stronger partnerships with neighbors when a multi-neighborhood approach is needed to accomplish a project or goal.

The board has already implemented some of these changes including:

1. Approving a new CNNC subsidiary solely dedicated to the task of overseeing the property conservatorship program. [see New Subsidiary on page 5]
2. Forming a series of task forces aimed at accomplishing specific

goals such as hiring branding consultants [see New Communication Efforts page 4]

3. Reassigning our only full time staff member, Kilolo Lockett to an open-ended consultancy position in order to take advantage of her expertise in community planning outreach and non-profit on a task by task basis. Ms. Lockett and Mr. Hardy are now regular consultants paid by particular tasks/initiatives.
4. Assigning the President to negotiate the distribution of resources from PPND slated for "Allegheny City" with the Executive Director of the Northside Leadership Conference. [see Changes Afoot, page 6]

---

*"If you  
don't like  
something,  
change it.  
If you can't  
change it,  
change your  
attitude."*

Maya Angelou

---



## Federal North Townhouse Development Ribbon Cutting

On September 29, 2009 the Central Northside Neighborhood Council celebrated the grand opening ribbon cutting ceremony of the Federal Hill housing development with a Mayor Ravenstahl, Councilwoman Tonya Payne, and representatives from the URA, the Pennsylvania Housing Finance Agency and SGA Homes. We are truly grateful for all the hard work of numerous members of our community and our partners in helping to make this project a smashing success. The street looks beautiful and is already showing signs of renewed life. We again have Mayor Ravenstahl to thank personally for making the tree lined medians a reality for our community. Look for more great things to come!



Mayor Ravenstahl, Councilwoman Payne, and CNNC President Spicer join representatives from SGA Homes and PHFA at Federal North Townhouse ribbon cutting

---

*"A  
successful  
city  
neighborhood  
is a place that  
keeps  
sufficiently  
abreast of its  
problems so it is  
not destroyed  
by them."*

Jane Jacobs

## New Communication Efforts: Branding Task Force and Newsletter Changes

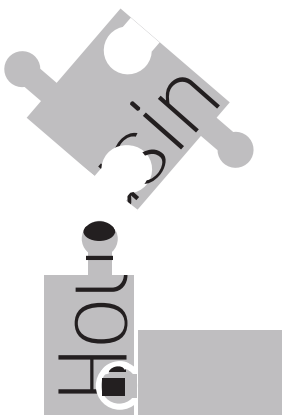
As specified in the recent community plan, the CNNC needs to address the way in which our neighborhood is understood by "outside" audience [known nowadays as "branding."] To begin this effort, the CNNC Board is drafting a Request for Proposals[RFP] in order to find a professional organization to help us understand how to better market our neighborhood as a great place to live, work and open a business. The Northside Leadership Conference NSLC is cooperating with the CNNC to finance the effort aimed at giving all participants in our development efforts a more coherent

idea about how the community plan recommendations and proposed changes in mission and vision statements can best be communicated to outside audiences.

In a related matter, the CNNC Communication Committee has, after a year of experimenting with different modes of publication and distribution, has decided to publish the "old fashioned" newsletter bi-monthly [whenever possible on opposite months as the *Mexican War Streets Journal*] and to expand its "current news and announcements" on the

CNNC webpage. This format is similar to those used by other Community Development groups such as Lawrenceville Corporation. This change allows volunteers at the CNNC more time to have the newsletter professionally printed and then sent to EVERY resident of the Central Northside and Commons Communities via US mail plus it also draws more attention to the expanded website.

**Look for the website enhancements soon and for the new newsletter in the new year!**





## CNNC General Membership Approves New Subsidiary

At the October general membership meeting, the CNNC membership voted unanimously to approve the Board's recommendation that the organization form a wholly owned subsidiary to oversee the acquisition, rehabilitation and sale of abandoned and blighted properties in the Central Northside in line with Pennsylvania's "conservatorship" law [for details,

see CNNC Newsletter, Summer 2009 via the website archives.] Joe Mansfield, head of the conservatorship task force and co-chair of the CNNC Safety Committee will oversee the details in terms of legal and financial matters. Mansfield told the assembled members that he had met with insurance providers and others familiar with the legalities surrounding conservator-

ship and a separate but wholly owned entity would be the best way to precede with the initiative. The memberships' endorsement is contingent on the acquisition of the proper insurance and liability protections.

The new subsidiary is expected to begin its work in earnest shortly after the new year.

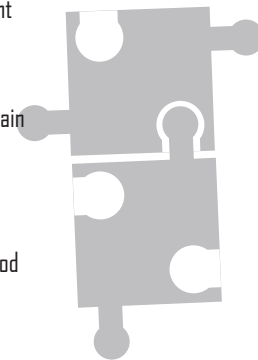
## Federal Street East Renewal

How long has it been since you stopped at one the businesses on Federal Street east? In these stores you can find pizza, hot dogs, breakfast/lunch, BBQ, get your hair cut and carry home your favorite beverage along with a interesting new book. Sounds good to me! The implementation of the new Central Northside Community Plan is moving forward on many levels. One of the more obvious places where change is occurring is in the Federal Street/North Avenue corridor. Part of this renewal will be in the renovation of the facades of the several small

businesses between the new Crazy Mocha (opening soon) and the new Library area. Several members of the CNNC Development Committee, Elise Yanders, Beth Kocur and Dennis McAndrew are working with the Urban Redevelopment Authority and the Community Design Center of Pittsburgh to improve the appearance of these unique small businesses used everyday my many of our neighbors and workers in the neighborhood. The new facades of these small businesses will complete the Federal Street renewal. The west side of

Federal Street will begin to show major development in early 2010 as Aiello Development, Inc. builds new retail space and fourteen new apartments. This is Phase I of the Garden Theater Block redevelopment for which we have been hoping for many years. Finally, like pieces in a jigsaw puzzle, Federal Street will again be thriving. As Federal Street and North Avenue continue to develop, we will have more residents, push crime out and make the neighborhood a sought after place to live, work and enjoy.

We're  
**WORKING HARD**  
to piece the  
puzzle  
together!



## 4 Million in New Market Tax Credits

The CNNC and our joint venture with the Northside Leadership Conference, "Northside Tomorrow", has received \$4M in New Markets Tax Credits [NMTC.] This is a major fundraising success that will continue the momentum that is building for this project. Given the costs of restoring these historic buildings, we will need to put together multiple sources of financing,

and the NMTC is one important source. One of the valuable attributes of the NMTC's is that the credits can be used in conjunction with other funds, such as Historic Tax Credits, being sought for the Garden Block project.

The NMTC program is administered by the United States Treasury, and grants tax credits to investors in

qualified projects worth 39% of the initial investment. That return on investment is spread out over 7 years. Typically the funds are used for real estate costs associated with commercial development. The Garden Block project is eligible for these funds because it is located in an area that the U.S. Treasury defines as a Low Income Community.



### CNNC Fundraising Task Force Forming

At a meeting on October 7<sup>th</sup>, the CNNC Board of Directors formed a Task Force on Fundraising to be headed by CNNC Treasurer Barbara Talerico.

The initial aim of the task force is to identify strategies for the organization to raise money for important projects in the community. Initially, the task force will locate resources like finding possible donors and donor bases; finding local consultants or experts

who can aid in grant writing and garnering one time or repeated public and private resources.

As the task force moves forward with planning, they will be looking to locate interested CNNC members and other neighbors with experience raising funds from public and private sources.

If you are interested in working with

the task force, please contact Barbara Talerico at: info@cnncc-pgh.org or 412.231.7742

*"If you don't like something, change it. If you can't change it, change your attitude."*

Maya Angelou

### Changes in Non-Profit Funding Afoot at PPND and CNNC

The Pittsburgh Partnership for Neighborhood Development (PPND), a major funder of the CNNC over the last several years, is changing its funding practices to emphasize multi-neighborhood planning in four key areas of the city. One of these target areas is "Allegheny City" and includes the Central Northside and its other neighbors around the Commons, Allegheny West and Deutchtown. Under the new funding scheme, community organizations like the CNNC and its neighbors must select a single entity to receive funds from PPND. Fortunately for us here in the

Central Northside, we already work with an umbrella organization, the Northside Leadership Conference (NSLC). The NSLC represents 14 neighborhoods across the whole of the north side of Pittsburgh.

According to NSLC Executive Director, Mark Fatla, the new funding method will mean even closer ties between the CNNC Board and staff and the NSLC.

According to CNNC President Greg Spicer, "The first step in the process of changing how the CNNC receives funds from PPND is to work with Mark

and his staff at the NSLC to identify key projects in the community plan in line with PPND objectives like community outreach and housing development." But beyond working even more closely with the conference and our nearby neighborhood, Spicer adds, "this change in funding is an incitement to think more clearly about how we can begin to raise our own funds in order to open up more options as the organization moves forward."

WATCH FOR THE OPENING after Thanksgiving!!



- Usual coffee-shop fare
- Fresh baked goods
- A few lunch options



## CNNC Safety Tips

### When do you call 911?

Call **911** . . . If you or someone near you are in need of:

- the police
- Fire department
- ambulance service

Callers **DO NOT** have to reveal their names, addresses or telephone numbers.

### If you are reporting an incident some critical information includes:

- Description of the crime
- Time of occurrence
- Exact location
- Description of suspects
- Weapons used
- Description of vehicle
- Direction of flight

## Did You Know?

Did You Know, the City of Asylum has its own website and journal? Take a look at one of our community's most valuable resources and one of the world's most notable efforts to save and cultivate expression in the arts, literature and the humanities! Go to [www.cityofasylumpittsburgh.com](http://www.cityofasylumpittsburgh.com) and

click on the web magazine graphic ~  
SAMPSONIA WAY

Did You Know, the new Garden Theater "IN PRODUCTION" signs were designed by local artist Dan Wintermantle for the CNNC, Northside Tomorrow and the Urban Redevelopment Authority?

Check out the new dedicated URL for the Garden Block. Dan is also responsible for the mural that originally brightened up the block and protected the facades at street level. Thanks to Dan for [yet, another] job well done!

## Stop Worrying

Just because we've changed our organizational model to a "consultant-based" one, we're still running an office. Send all inquires—whether old fashioned mail or electronic communication—to the same addresses:

### Central Northside Neighborhood Council

1310 Arch Street  
Pittsburgh PA 15212  
412.231.7742  
fax 412.322.3386

### When do you call 311?

Call **311** . . . For **NON EMERGENCY** questions, comments, and concerns:

- To report a pothole
- To report a broken street light
- To report **OTHER** City related issues
- To find the telephone numbers of city departments

The **311** response line is answered 8:00 am to 4:30 pm Monday through Friday.

---

*"If there is  
no struggle,  
there is no  
progress."*

---

Frederick Douglass

---



## November 2009 General Membership Meeting

DATE ..... Monday ~ November 16, 2009

TIME ..... 7:00 pm

LOCATION..... Allegheny Traditional Academy



### Community Clean-Up

Congratulations to John Engle from the Mexican War Streets Society and the many community volunteers that made this year's special October clean-up day a smashing success! Also, thanks to the students from the University of Pittsburgh for their assistance as well.

### CNNC Annual Thanksgiving Dinner

Dear Friends and Neighbors of the Central Northside,

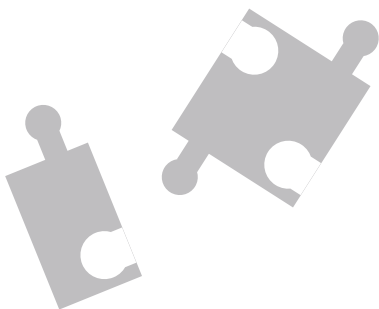
For over 35 years, the CNNC has hosted an annual Community Thanksgiving Dinner. We are very proud of this tradition that brings the entire neighborhood together around a common table for a great meal and conversation! The CNNC uses this opportunity each year to collect new and renewing memberships into the organization. The "cover charge" is \$5.00 [\$3.00 for Seniors and Students with ID.] Children eat free or for a free-will donation. You are welcome to bring guests who will be

handled with the same fee schedule.

This year, as in the past, we have roast turkeys coming from our friends at Allegheny General Hospital. The Monterey Pub is donating three spiral sliced hams. Macaroni n Cheese and Candied Sweet Potatoes are coming from Bistro To Go and Light of Life Mission. The Mercy Behavioral Health Center is donating homemade assorted pies. Doug's Market is furnishing a pan of delicious mashed potatoes. Breadworks, Kuhn's and Giant Eagle grocery stores are donating bread, cranberry sauce and beverages respectively. Please bring

a side dish to share with your neighbors, and nonperishable [canned] goods to donate to the Northside Common Ministries Food Pantry.

This is always such a pleasant evening in the neighborhood. This has been a great year with new residents, new development and new plans to share for all in our community. Come, please be an active participant.. Find out how you can get involved by coming to the dinner this Friday, November 13, from 6 until 8 p.m.



... thriving individuals, commerce and families of all kinds





Rich in Diversity  
Rich in Promise

# Central Northside Neighborhood Council

1310 Arch Street  
Pittsburgh PA 15212  
[Phone] 412.231.7742 [Fax] 412.322.3886  
[Email] info@cnn-c-pgh.org

## 2010 CNNC Membership Registration Form

Dues run from January 2010 to December 2010

(Please print legibly)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE (home) \_\_\_\_\_ PHONE (other) \_\_\_\_\_

EMAIL \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Do you want to receive the Newsletter via email? YES \_\_\_\_\_ NO \_\_\_\_\_

If you do not reside in the Central Northside please list properties you own in the Central Northside.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I am interested in participating in the following CNNC committees:

- |                                     |   |
|-------------------------------------|---|
| _____ By-laws Committee             | _____ Litter/Beautification Committee   |
| _____ Communication Committee       | _____ Membership Committee              |
| _____ Community Planning Initiative | _____ Planning and Evaluation Committee |
| _____ Development Committee         | _____ Safety Committee                  |
| _____ Finance Committee             | _____ Youth Committee                   |

Enclosed is \_\_\_\_\_ \$5 \_\_\_\_\_ \$3 (Seniors 60+) for my dues for 2010

If your organization/business would like to become a CNNC member, dues are \_\_\_\_\_ \$25 Please name the delegate for your organization: \_\_\_\_\_

Enclosed is an additional tax-deductible donation of: \$20 \$40 \$60 \$80 other

### (Office Use Only)

Date \_\_\_\_\_

Amount Paid \_\_\_\_\_

Received by \_\_\_\_\_

Check No. \_\_\_\_\_ Cash \_\_\_\_\_



# ANNUAL COMMUNITY THANKSGIVING DINNER



*Please come join in the fun!*

*Friday ~ November 13, 2009 ~ 6:00pm to 8:00pm*

*METROPOLITAN BAPTIST CHURCH  
22 Sampsonia Way  
Central Northside*

*Admission ~ \$5.00 Students and Seniors ~ \$3.00*

*[Admission fee is also your CNNC Membership dues for 2010]*

*Please bring a side dish to share.*

*We Will Also Be Collecting Canned  
Goods and Nonperishable food  
items for the NORTHSIDE COMMON  
MINISTRIES FOOD PANTRY*