



Central Northside Neighborhood Council

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General Membership Meeting Minutes Monday, June 11, 2012 Allegheny Traditional Academy, 7:00 p.m.

In Attendance: Steve Adams, Justin Babcock, Rachelle Babcock, Colleen Bender, Patricia Buck, Anthony Cabral, John Canning, David Charlton, Christopher D'Addario, Chris Day, Kathy Deis, Patrick Dexter, Bill Donovan, Nan Donovan, Arthur James, Brian Kaminski, Mike Kuentz, Susan Larkin, Monica Lau, Joe Mansfield, Randi Marshak, Charles Moore, Glenn Olcerst, Jason Owens, Neil Parham, Julie Peterson, Vincent Salvino, Sheila Sechler, David Shlapak, Taneesha Smith, David Solosko, Carol Srokose, John Srokose, Barbara Talerico, Christine Toevs, Daniel Vybiral, Curtis Wadsworth, Leslie Ward, Karina Westfall, Thomas Westfall, Andrew Wickesberg, Randy Zotter

Meeting called to order by Chris D'Addario, President.

1. Announcements

a. **City Redistricting – Councilperson Danielle Lavelle**

Councilperson Lavelle reviewed information about the most recent census data indicates that Councilpersons Lavelle and Harris' districts boundaries will need to change. Currently, a committee at the City level is working to bring forward a map noting where the new City Districts may lie with regard to Council Representation. Once the committee reports, City Council reviews the map. The City will hold public hearings. Lavelle noted that the community itself should determine how you want to be represented for the next 10 years – by one Councilperson or two. Legally, the process must be complete by the end of 2012. The CNNC will post the City's public meeting dates as they become available.

b. **Alphabet City Project – Glenn Olcerst**

Glenn Olcerst provided a history of the Alphabet City Project, including two prior Zoning Board of Adjustment approvals for the project. The project has been presented to the CNNC four times over the last four years, and each time the Membership supported the project. Glenn noted there is a current case in front of the Court of Common Pleas.

David Solosko made a motion that the CNNC Council, by means of a vote, act to reaffirm its support for the Alphabet City Project. Motion seconded by Susan Larkin. Motion passed unanimously.

c. **HDTV Episode – Local Taping**

Vince Salvino noted that HDTV filmed an episode related to their house, which will be airing July 2, 2012 at 6 pm. Encouraged all members to view the episode.

d. **Kaboom Playground – Reminder that Build Day is Tuesday, June 19th.**

e. **Mattress Factory Garden Party – This Friday, June 15th on Sampsonia Way.**

f. **Community Discussion About Violence - Pat Buck – Fineview – Working collaboratively with the CNNC on safety issues. A community discussion about violence, run by the North Side Coalition on Community and including a free dinner, will be held. Phone 412. 321.5527 x 204 if you would like to join the event. Ask for James or Darla.**

2. **Approval of the Meeting Minutes from the May 14, 2012**

No amendments were made to the May 2012 minutes.

Motion made to approve the March General Membership Meeting Minutes by Randy Zotter. Motion seconded by Anthony Cabral. Motion approved unanimously.

3. **President's Report**

None. The President prefers to defer to the individual Committee Chairs for their reports.

4. **Welcome of New Board Members**

Chris D'Addario welcomed new members of the Board: Randi Marshak, Andrew Wickesberg, Patrick Dexter, Craig Worl, Brian Kaminski, and Steve Adams.

5. Treasurer's Report – Barb Talerico

Barb Talerico reviewed the Treasurer's Report. Barb noted that the full Treasurer's Reports are available at the CNNC website and posted every month. A copy of the Treasurer's report may also be requested by emailing treasurer@cnnc-pgh.org. Barb reviewed the P&L for the period May 15 – June 11 as well as the Balance Sheet. Fiscal Year starts June 1, and the Balance Sheet was reviewed.

Future expenses are expected as the Safety Committee is ramping up for the summer, the Development Committee is ramping up some programs that will need cash outlays, and potentially the Rebranding campaign. Reminder, too, that the Developer Fees that have contributed to the current checking account balance are one-time events and will be gone soon.

Motion to approve the Treasurer's Report made by David Shlapak. Motion seconded by Neil Parham. Motion passed unanimously.

PPND Technical Assistance Application Update

There has been reorganization at PPND, and the PPND Board has decided to reassess all projects outstanding. PPND decided to pull the funding from that program entirely. So, the program noted at May's Membership Meeting will not be funded by PPND. However, we will continue to work with the tenants in that proposal and continue to work with those organizations for other funding sources.

6. Development Committee Updates – David Shlapak

Garden Theater Block Update – Craig Totino, Collaborative Ventures

Phase I – Bradberry and Masonic – A temporary fence has been placed around the structures, and plywood has been removed in order to design storefronts and apply for street face grants. Both of those structures have tenants confirmed, and the tenants are working with the architect to finalize construction drawings.

Tenant Leasing – Dominic Branduzi, owner of Piccolo Forno, is interested in 8 West North (formerly the Apache Lounge building). Will be brick oven pizza and pastas. Also working with several tenants for 6 West North, including a holistic health practitioner.

1113-1115 Federal Street – There is about a month left with the stabilization project. Believes a tenant will be signed in the next few weeks.

Section 106 Process – Expansion of the National Historic District – The Development team is working with a number of consulting groups in the City to determine what to do with the buildings in the corner and the Garden Theater. Last Friday night, there was a partial collapse of 2 West North. As a result, 2 West North, 1107 Federal and 4 West North have been condemned. The City is also working with PHLF regarding the Federal Street structures. Part of the plan was to save the façade of 4 West North, but now there is concern about the safety of the structure itself. If all goes as planned, 2 West North and 1107 Federal will be taken down this week.

Financing Side – working with First Niagara on conventional financing, and First Niagara is working to purchase tax credits so that the NSCDF can loan the \$4M slated for the project. Everything looks solid from a financing standpoint.

Goal is to have business open by next summer, with some residents living in the upper floors of the Masonic. Craig Totino thanked everyone in the room for their support.

Scattered Site RFP

Last meeting, there was a substantial discussion regarding Alpine / Sampsonia / Jacksonia on the mini-RFP process. The three properties on Saturn Way are now in the hands of the Developer who was awarded the business. On Alpine, the City sold a large number of tax liens to private companies, which to date have been fairly considerate when asked to release the liens for development. A recent situation from GLS noted that they want the full dollar of the tax liens, plus interest, plus liens. The Developer, Todd Meyer, is in touch with GLS to determine if a deal can be made.

On Jacksonia – told that work should commence next month.

Boyle Street Properties

1423 / 1413 Boyle were slated for demolition, but the Development Committee has been working to save the properties. These are not property reserve houses that the CNNC controls, but someone came to CNNC to save them. Jim Lawrence,

member of the Development Committee, worked diligently on a plan to successfully save the structures. Though originally slated for demolition at the end of May, we were able to get some more time to work out a final deal to save the houses.

Great House Sale

Are also working on ideas to sell/repopulate other buildings not in the property reserve.

Alpine House Demolition

Patrick Dexter announced that last week, 107 Alpine, the back half collapsed and the rest of the structure was demolished. It was the house next to the City lot. David Shlapak added that this is exactly why we are trying to save buildings as proactively as possible.

Saturn Way Properties

DShlapak noted that all four properties are slated to be market rate rentals. Noted that the Developer selected is known to be a favorable landlord, and that if any problems occur that the same process would need to be followed as with any landlord.

Responsible Banking Ordinance – Councilperson Lavelle

The Councilman noted that the Responsible Banking Bill was introduced by Councilperson Peduto last year. The Bill was approved last year. Lavelle contended that the Bill would have a detrimental effect on some of the neighborhoods that he represented. The Mayor's office vetoed the Bill, which allowed Lavelle to re-craft the bill. Lavelle spent six months working with PCRG and other community groups, and created a new version of the Bill, which passed in Council with a 9-1 vote. Every year, Banks give money every year, and want to ensure that money is not just sitting there. Throughout the Bill, there is language that notes we want to see lending practices to census track/block levels. A Committee will work with the City Controller that will review all of the banks, which will identify those banks that are meeting the needs of the communities. On June 1, there was a meeting in Manchester, and one topic discussed is that with the downturn in the market, more and more banks are not putting money into developments as they once did. Also, the URA has fewer resources to spend as well (due to loss of monies from the State, etc). What Lavelle is concerned about is that though momentum is being made in the Central North Side and Manchester, that the URA needs more private equity at play. In Manchester, have been working with Bridgeway Capital to establish an evolving loan fund for the community. CDFI's have a higher level of risk, so when a community has a critical block of homes that need to redevelop, and the banks aren't willing to partner with the local CDC's to help with that risk, and the Community will need to add capital to a project.

7. Branding Committee – Anthony Cabral

Anthony reviewed the timeline from the original kick off at the Mattress Factory, noting that the CNNC has been working for over a year and a half with a Branding firm to help craft the plan and message for proposing a new brand for the community.

On August 8, 2012 there will be a special Branding-only CNNC membership meeting at the Children's Museum. At that meeting, the CNNC will ask for a vote from the community as to whether or not a potential name change is approved. Also of note, when we go to vote in September, the vote will be open to all Central North Side residents, not just to voting members of the CNNC.

8. Safety Committee – Chris D'Addario (Paco Mahone absent)

National Night Out – Tuesday, August 7, 2012

Informational fliers were distributed. Scheduled for Tuesday, August 7, 2012.

Request made for volunteers to help with planning the event; interested parties can email safety@cnnc-pgh.org.

Safety Consultant

CNNC does not have a full time staff as it once did; though we do have a part-time Development and Communications consultants. The City of Pittsburgh has a police force that is understaffed and overworked. And, Zone 1 covers more than just the Central North Side.

Safety is more than just the Police – it is citizens reporting crimes and not looking the other way. It's a host of concerns that a small CDC cannot accomplish alone. A few years ago we created a community Master Plan, through the help of current Board members as well as many of you. But, we may seriously need to consider finding a way to fund a part-time Safety Consultant for our community. The CNNC had sent a flyer and asked the membership about safety – the survey showed that hiring of detail officers didn't have overwhelming support. There isn't any one right answer, but believe as a community, if we can find a way to come up with discretionary income, to come up with a Plan to try to figure out a problem such as Safety.

Chris proposed that as a community, we find funds to hire a consultant to focus in on this problem and as a community to try to focus on Safety.

Susan asked Councilman Lavelle if there are any signs in the Hill about cameras are in use. Lavelle noted no, but added that keep in mind, cameras do not do away with the problem itself, but simply move it through the community. Personal experience, Lavelle will share a consultant, don't believe that you need someone to hire someone to patrol the neighborhood, but instead to help get people have activity. A Consultants focus should instead be identifying what are the resources the community has (ex: YMWAHA) and get them more engaged.

9. Kaboom! Update – Julie Peterson – Build Day is Tuesday, June 19, 2012

Saturday morning, the playground pieces will go to storage bins, and volunteers are needed to help carry the pieces to the storage bins. Volunteers are welcomed for Saturday.

Tuesday, June 19, 2012, the event kicks off. Free breakfast and free lunch on Tuesday. Volunteers are asked to arrive and register and have a free breakfast. Kickoff is at 8:30 am. The Mayor as well as other Mayors from the WPA Municipalities group. Physical labor is not a requirement that day – could help with Youth Activities or other volunteer efforts. The Mattress Factory is going to put on Youth Activities on Saturday. A very big thank you to everyone who has volunteered.

10. Old Business

Welcome Wagon Program Update – Leslie Ward

Since launching the Neighbor-to-Neighbor campaign on May 16, 7 new packets have been delivered. Those receiving the packets are from all over the world, including Bolivia, Toronto, Roanoke, and NYC. Of those who have received packets, many have expressed interest in getting involved in the community in some way.

Have been ramping up outreach to get to renters. Encouraged anyone who hears of new renters moving in to send their information to welcome@cnn-c-pgh.org

Of those who have received the packets, many have been appreciative, and would like to get involved in various ways.

11. New Business

Residential Parking Permits – David Charlton

Chris D'Addario noted that since introduction of the proposed Parking Permit changes, the CNNC is not driving the process, but is sharing related information with its members, as it has over the last few months. There is a link to Parking Permit materials on the CNNC website, and the CNNC weekly announcements have included Parking Permit information and links.

There is plenty of opportunity to make your voice heard in this process. If you want to be in the permit parking district proposed, or you do not want to be, contact Ashley Holloway at 412-393-0162 or ashley.holloway@pittsburghpa.gov.

Neil Parham made a motion that the CNNC Board not take a position on the Parking Permit Program. Vince Salvino seconded. Discussion ensued. Chair called a vote. 8 for, 10 against. Motion fails.

No further action requested of the CNNC was discussed, but the CNNC will continue to provide the membership with informational resources around the Parking Permit Program.

Motion to adjourn made by Susan Larkin. Motion seconded by Anthony Cabral.
Meeting adjourned by Chris D'Addario, at 9:04 pm.

The next CNNC General Membership Meeting will be Monday, July 9, 2012, 7:00 p.m. at Allegheny Traditional Academy. (Moved to July 16, 2012 due to Redistricting meeting held July 9.)