



**General Membership Meeting Minutes
Monday, July 14, 2014
1400 Buena Vista, 7:00 p.m.**

In Attendance (64)

Michele Adams, Steve Adams, Justin Beers, Rachel Beers, Jeff Brizek, Patricia Buck, Randy Burns, Alicia Cafardi, Nicholas Cafardi, John Canning, David Charlton, Zolina Cook, Christopher D'Addario, Kathy Deis, Thor Erickson, Nancy Ewing, Lisa Ferguson, Kimberly Flaherty, Chris Gates, Joan Gielas, Justine Goode, Katie Hale, Tom Hardy, Sharnay Hearn, Lloyd Hedlund, Rebecca Hudock, Regina Humphries, Roger Humphries, Arthur James, Paul Johnson, Tim Johnson, Stephanie Johnston, Deena Kelly, Sandra Kniess, Thomas Leeland, Ethan Magoc, Susan Meadowcroft, Sara Moore, Andrew Newberry, Glenn Olcerst, LaVerne Peakes, Julie Peterson, Mace Porac, Erin Powers, Steven Regal, Craig Reinhard, Mary Lou Ruttle, Craig Ryan, Sheila Sechler, Lt. Shirley Sloan, David Solosko, Gregory Spicer, Samuel K Su, Patrick Sweeney, Barbara Talerico, Karina Westfall, Thomas Westfall, Jeff Wetzel, Andrew Wickesberg, Matt Williamson, Craig Worl, Al Zanon, Randy Zotter, Putu

Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, July 14, 2014, at 7:00 p.m. at 1400 Buena Vista Street. President Andrew Wickesberg chaired. Secretary Arthur James recorded the minutes.

Minutes from the 6/9/14 meeting were approved.

Federal and North Master Plan

Arthur James provided background for project to create the master plan for Federal and North, then introduced Sara Moore (Moore Design and Associates) and Jeff Wetzel who presented the recommended master plan, and Thor Erickson from Design Center who facilitated the grant to develop the master plan.

After the presentation of the master plan, a period of 10 minutes was given for attendees to fill out a feedback form for determining the priorities of the various elements in the master plan. Moore Design and Associates collected the feedback for tabulation at a later time.

Federal Street Traffic Issues

Lieutenant Sloan from Zone 1 police addressed the assembly regarding the recent traffic and accident issues on Federal Street. Lieutenant Sloan reported:

- A speed counter was set up on Federal and data was collect from 6/27 to 7/2.
- Traffic was counted and speed determined in both directions.
- 22,432 cars were registered for that period.

- The speed limit is 25 mph, and the police are not able to cite cars for speeding unless they are going 10 mph over the speed limit.
- Only 1.4% of cars went above 35 mph.
- 0% of cars went above 40 mph.
- Lieutenant Sloan stated her opinion that the accidents on Federal are not due to speeding, but that they started happening after the island was installed.

Jeff Brizek reported that he received notification from Grant Gittlen of the Mayor's Office that stop signs will be installed at Federal and Henderson by the end of the week. There will be one on Federal Street in each direction at Henderson.

Sharnay Hearn, a community liaison from the Mayor's Office confirmed that one of the recommendations that came out of the traffic study was to install stop signs.

Tree Pittsburgh and TreeVitalize

Marah Vecenie from TreeVitalize and Jen Kullgren from Tree Pittsburgh reported about their organizations and planting trees in our neighborhood

- Tree Pittsburgh and TreeVitalize partner to support the urban forest and provide technical assistance to neighborhoods.
- A study in 2010 looked at the percentage of Pittsburgh neighborhoods covered by canopy. The Pittsburgh average is 40%. Our neighborhood is 20%.
- An inventory of trees in all of Pittsburgh was done in 2005. There were 559 in our neighborhood. Since then, 104 street trees have been added.
- They provide tree tending courses. There are 45 registered tree tenders in our neighborhood.
- Sidewalks must be 6 feet wide to accommodate a street tree. The cutout must be 3 feet by 10 feet, and the curb must be separate from the sidewalk, not attached.
- Collecting the next round of applications for a spring planting.
- TreeVitalize helps to get the street trees planted. Tree Pittsburgh helps with education and maintaining the trees.

Q: Will you talk with Duquesne Light about how they are pruning trees?

A: Yes, that conversation has already been happening. But nothing is changing quickly. Part of the problem is that the wrong types of trees had been selected for street trees before. Better trees are being selected now.

Q: Can I as a tree tender tend someone else's tree?

A: You can call Tree Pittsburgh to set up a workshop and get a bunch of TreeVitalize trees pruned.

Q: How do I get a tree? I applied as an individual a couple of years ago and didn't hear anything. Can you connect individual requests within a neighborhood for a planting drive?

A: The best method to get a street tree is through a community application. Records of individual requests are kept, but the community applications have priority.

Q: What is the minimum number of applications required in a community request?

A: The minimum is 10.

Andrew Wickesberg reported that the street tree applications can be returned to his house at 1222 Resaca, mailed to PO Box 6255, or returned to Chris Gates on Boyle Street. The deadline for applications is September 19, but would like to have them all in by September 1.



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Permit Parking

Andrew Wickesberg reported that a public meeting will be held on July 15 at 7pm at the Trinity Lutheran Church on North Avenue regarding the possible expansion of the permit parking area. Ashley Hollow from the City's Department of City Planning will be there to facilitate and answer questions.

Garden Theater Block

Tom Hardy reported on development in the Garden Theater Block.

- Garden Theater
 - The developer will turn it over to Domenic Branduzzi soon to begin the build out for the restaurant.
- Masonic Building
 - The URA gave the developer an extension to close on the property in exchange for giving up its rights to other buildings on the block.
 - Don't have a closing date yet, but there has been progress.
- Other West North Properties
 - The URA will issue an RFP this week or next for other properties and will allow about a month to receive responses.

Q: What about the RFP for the Bradberry?

A: There were 5 responses to the RFP

- Arctecon
- TREK Development Group
- KBK Development
- October Development
- Jim Welker

The URA will hold off on deciding on a developer for the Bradberry until they get responses on the other buildings so that they can all be planned and coordinated together.

Q: What about the empty corner lot?

A: Yes, it's part of the RFP. Developers can bid on a single property or on multiple properties within the RFP.

Youth Committee

Thomas Westfall reported:

- At the last board meeting, the committee was created and he was appointed chair.
- So far, the committee consists of four board members. Looking for others to join the committee. Contact youth@accapgh.org to join.
- The committee will reach out to churches, the Jefferson Recreation Center.
- Will try to connect people with existing programs.

Video Cameras

Thomas Westfall reported on video cameras.

- Received a donation of camera equipment from Giant Eagle and Vector Security two and a half years ago.
- Much of it is out of date and not usable at this point.

- Will write it off the books.
- Contact twestfall@accapgh.org for recommendations of what you can purchase yourself to install on your house.

1423 Boyle

Chris D'Addario reported on 1423 Boyle Street.

- 1423 Boyle is vacant and has been condemned for seven years.
- 3 years ago, the ACCA (then CNNC) was able to get its demolition stayed.
- There still isn't a clear title for the property.
- Its state of disrepair has caused a lot of damage to the property next door.
- Councilman Lavelle and the Mayor's office want to see a resolution.
- The Mayor's office has said that it will be demolished in 30 days if we don't do something about it.
- Only way to save it is to find a developer who will stabilize it and guarantee it. The ACCA can't assume the liability.

Chris D'Addario moved:

- *To authorize ACCA to release a 48 hour RFP for the stabilization and redevelopment of 1423 Boyle Street.*

Q: Why would any developer do that without having a clear title?

A: The City has assured us we'll get the title if we can stop the water damage.

Q: What about back liens on the property?

A: It would go through a Treasurer's Sale and the liens would be cleared.

Q: What would the time table for development be?

A: That's hard to estimate. One developer looked at it and estimated it would cost \$200,000 to restore it on top of the cost to remediate it.

Q: If the City tears it down, then what?

A: The neighbor has expressed interest in acquiring it as a side lot.

Q: How old is the property?

A: Built around 1890.

Q: Appreciate the board bringing the matter to the General Membership. Our board should consider taking on the expense of stabilization without the promise of a developer.

A: The board held a special meeting to discuss this. If the ACCA were to do the stabilization without the promise of a developer, then it would be taking on the risk that the stabilization does not fix the neighbor's problem. That's why the board would like for a developer to take on that responsibility.

Q: Have you expressed to the neighbor that there are risks with demolishing it and that it might not fix their problem?

A: Yes, but the neighbor disagrees.

Q: What does the neighbor want?

A: The neighbor as well as others would like to see it demolished.

Q: If it gets torn down and ACCA gets the lot and could then control the lot, that's not the worst case scenario.



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A: It would be difficult for any developer to build a new infill house there and make any money with the present values in that block.

Q: What happens if 48 hours expire and no developer is identified?

A: It would most likely get torn down.

Q: What is the time table for getting the title?

A: The City has promised to work hard on it, but couldn't give us a date. We will have a license agreement with the City so that a developer can stabilize it, and then once the title is cleared, the developer will get it.

Q: Why only 48 hours for the RFP?

A: Because we have interest already from two developers and don't want to wait any longer.

The motion passed.

Treasurer's Report

Chris D'Addario gave the Treasurer's Report.

- Income statement - \$28,100
- Balance sheet - \$251,000 assets
 - The loan to October Development and been repaid.
 - \$16,500 property and equipment for cameras that will soon be written off.
 - \$20,000 equity in El Burro
- Preparing for annual audit.

Adjournment

The meeting adjourned at 9:15.

Meeting minutes prepared by Arthur James, secretary.

Minutes approved on 9/8/14.