



**General Membership Meeting Minutes
Monday, November 10, 2014
1400 Buena Vista, 7:00 p.m.**

In Attendance (56)

Michele Adams, Steve Adams, Tim Bezek, Lauren Bradley, Jeff Brizek, Patricia Buck, Randy Burns, John Canning, David Charlton, Laurie Charlton, Christopher D'Addario, Dan Deis, Kathy Deis, Mark Deptola, Marilyn Detwiler, Patrick Dexter, Bill Donovan, Nan Donovan, Jason Farahi, Kimberly Flaherty, Adel Fougnes, Chris Gates, Joan Gielas, Katie Hale, Cody Harding, Tom Hardy, Kent Hensley, Rebecca Hudock, Arthur James, Paul Johnson, Kate Kay, Todd Kilgore, Todd Meyer, Alex Mitchell, Charles Moore, Lindsey Morrow, Gregory Mucha, Glenn Olcerst, Jason Owens, Stephen Pascal, James Pastorius, Mace Porac, Erin Powers, Craig Reinhard, Vincent Salvino, Bob Sechler, Sheila Sechler, Patrick Sweeney, Barbara Talerico, Katie Tarara, Bruce Watkins, Karina Westfall, Thomas Westfall, Andrew Wickesberg, Matt Williamson, Randy Zotter

Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, November 10, 2014, at 7:00 p.m. at 1400 Buena Vista Street. President Andrew Wickesberg chaired. Secretary Arthur James recorded the minutes.

Minutes from the 10/13/14 meeting were approved.

Treasurer's Report

Tom Hardy presented the treasurer's report.

- Income fiscal YTD: \$28,776
- Expenses fiscal YTD: \$38,800

Media Casket Company Building

James Pastorius presented his plan for purchasing and using the Media Casket Company building at 506-508 West North Avenue.

- Applying for a bridge loan from the North Side Community Development Fund (NSCDF) in order to close on the property. Is requesting a letter of support from ACCA to submit along with the loan application.
- Plans can be viewed online at www.506-508.com.
- Plans to use the building for:
 - Savage Visual Effects (his business) on the second floor of the warehouse. Will include a screening room for visiting directors and producers
 - 3,500 ft² for a commercial tenant on the first floor.



- Four or five apartments
 - Will reside there in another living space.
 - Roof garden
- Will have 15 parking spots – 5 for apartments, 5 for the commercial tenant on the first floor, 5 for Savage Visual Effects.
- Plans to add 10 feet of height to the back of the building to accommodate the screening room. The addition won't be visible from West North Avenue.

Steve Adams moved:

To provide a letter of support to the North Side Community Development Fund for James Pastorius's development of 506-508 West North Avenue.

The motion passed without opposition.

Development

Tom Hardy reported on development topics.

- Demographics
 - Compared the sale prices in our neighborhood with the rest of the city neighborhoods.
 - Our neighborhood has outperformed the rest of the city over the last 6 years.
 - Prices in our neighborhood have increased nearly 9%, whereas the rest of the city has increased about 3.7%.
 - Much of that increase occurred within the last three to four years.
 - Need to keep our eye on maintaining a stock of affordable housing.
- Great House Sale II
 - Acquiring four houses from the city through their processes with the intent of turning them around for individuals to renovate, own and occupy for a lower price point.
 - The four properties are:
 - 206 Carrington
 - 108 Carrington
 - 115 East Jefferson
 - 401 Armandale
 - Expect more demand than supply for the Great House Sale.
 - There will be a stipulated time frame for the purchasers to finish the renovation work, and will stipulate some number of years that they must occupy the property.
 - The next step for 20 and 108 Carrington is to bring a contractor in to clean them out.
 - Expect to have 115 East Jefferson and 401 Armandale from the City in the first quarter of 20-15.
- 1423 Boyle Street
 - Paul Johnson has begun work to stabilize. Work has begun on the roof, and plans are in place to repair the back.
 - Paul Johnson will purchase the property once the title is cleared.
- Garden Theater Block
 - Work began on the sewer infrastructure upgrades using a boring machine.
 - The URA will award the other buildings in the block (excluding the Garden Theater and the Masonic) to one or more developers at their December board meeting. They have received proposals from five developers.



ALL TOGETHER. DIFFERENT.

- The URA is pursuing two avenues for developing the Masonic with City of Asylum/Pittsburgh. One approach would be for City of Asylum to purchase the building. The other would be for the URA to own the building and develop the first floor for City of Asylum as a tenant, and the upper floors could be developed for other tenants.
- While that's being determined, the URA will move forward with exterior work on the Masonic to expedite the renovation, but it could be a couple of months before that work begins.

Safety

Thomas Westfall reported on safety.

- Held a Neighborhood Public Safety Meeting at the Carnegie Library on October 28. This meeting will be held on the last Tuesday of every month, excluding December.
- October's meeting included the new Chief of Police, three officers from Zone 1, and Councilwoman Darlene Harris.
- About 40 people attended.
- Discussed neighborhood issues and came up with a list of 17.
- Commander Brackney suggested soliciting input from the neighborhood in the form of a Neighborhood Pride Assessment Survey to get a feel for what neighbors feel are issues.
- Commander Brackney is being promoted, so Zone One will have a new commander in January.

Street Obstruction Legislation

Lloyd Hedlund from Councilwoman Harris's Office reported.

- Working on legislation that would require advance notice of street obstructions due to renovation or construction and would provide an opportunity for meeting with the developers.
- This was precipitated by construction that began on Federal Street and closed the street without any notice. Originally, the entire street was closed, but after complaints, the developer opened one lane. Traffic will be restricted for 8 months.

North Avenue Signal Synchronization

Chris Gates reported:

- As part of a System Benefits Charge program, the City plans to move more traffic more efficiently through North Avenue.
- Gateway signs have gone up directing through-traffic.
- Plans are in place to synchronize the traffic signals.
- There are concerns that it will make it more difficult for pedestrians to cross North Avenue.
- Need to get our voices heard by the city engineers

Adjournment

The meeting adjourned at 8:20.

Meeting minutes prepared by Arthur James, secretary.
Minutes approved on 1/12/2015.