



---

**General Membership Meeting Minutes**  
**Monday, March 9, 2015**  
**1400 Buena Vista, 7:00 p.m.**

---

**In Attendance (50)**

Michele Adams, Steve Adams, John Augustine, Gregory Bednarek, Heather Bednarek, Jeff Brizek, Patricia Buck, Nicholas Cafardi, John Canning, Paul Carson, David Charlton, Laurie Charlton, Zolina Cook, Christopher D'Addario, Dan Deis, Kathy Deis, Patrick Dexter, John Francona, Chris Gates, Joan Gielas, Cody Harding, Tom Hardy, Sharnay Hearn, Arthur James, Tim Johnson, Kate Kay, Deena Kelly, Todd Kilgore, Susan Larkin, Charles Moore, Lindsey Morrow, Gregory Mucha, Laura Pascal, Andrew Reichert, Shannon Reichert, Craig Reinhard, Vincent Salvino, Bob Sechler, Sheila Sechler, Brooke Smith, Kyle Smith, Samuel Su, Erin Tobin, Leslie Ward, Thomas Westfall, Andrew Wickesberg, Matt Williamson, Bernelle Wood, Al Zanon, Randy Zotter

---

**Introduction**

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, March 9, 2015, at 7:00 p.m. at 1400 Buena Vista Street. President Andrew Wickesberg chaired. Secretary Arthur James recorded the minutes.

Minutes from the 02/9/15 meeting were approved.

---

**Allegheny General Hospital**

Deb Caplan, Vice President of Community Affairs at Allegheny General Hospital, reported.

- Northside Partnership Agreement
  - Agreement between Allegheny General Hospital and the Northside was first created 25 years ago.
  - Deb Caplan has been overseeing the agreement for 15 years
  - It focuses on 6 areas mutually advantageous to the neighborhood and to the hospital
    - Neighborhood Reinvestment
    - Education Initiatives
    - Homeownership and Neighborhood Marketing
    - Health Services
    - Neighborhood Employment
    - Local Purchasing Initiative
  - AGH has a credit and counseling program for employees buying in the neighborhood. Employees received up to \$10k for closing costs.
  - AGH works with CCAC to recruit employees.
  - 16 to 10% of AGH employees are Northsiders.

- Proposed High Wall Sign
  - Have twice presented a plan to the Northside Leadership Conference's Signage Committee.
  - Would like the Allegheny Health Network log and Allegheny General Hospital sign in white lettering.
  - The signage is wanted partly for branding, and partly for way finding.
  - Proposing to have the AHN logo and Allegheny General on the top of the tower.
  - Proposing to have the Allegheny Health Network name on the newer building in back (Snyder Pavilion).
  - Received feedback from the community that they would like fewer logos and small lettering.
  - Intend to revise the plan again and continue to move forward.
  - Will ultimately have to have approval from the City.
- Kindred / Divine Providence
  - West Penn Allegheny Health System has purchased the former Divine Providence hospital from Kindred Hospitals.
  - They don't have any definite plans for it yet.

Q: Will the signs be the same scale at all 7 Allegheny Health Network hospitals?

A: They want the signs to be consistent. Can't comment on the scale.

Q: Do you have any pictures or samples of the proposed signs that you could share?

A: We can get that to Andrew Wickesberg.

Q: Will the sign be higher than 120 feet above street level?

A: Yes. Will need to get a zoning variance. Well ultimately ask the NSLC for support for the zoning variance.

Q: There was an agreement in place with previous owners of Divine Providence that residents could use their parking lot located on Sherman Avenue at night. Will that agreement carry forward?

A: Will have to look into that.

Q: What about the Aeberli Funeral Home at the corner of East North and Sandusky? Is it still empty?

A: Yes. We have been working lately on what to do with it. Considering using it for temporary housing for families of patients.

Q: What has happened to the regular meeting with the Reinvestment Committee?

A: We still have those meetings quarterly. Would love to have an ACCA representative there.

Q: Part of the Northside Partnership Agreement was to plant and maintain trees on Sherman Avenue. And there used to be a sign on the fence of the parking lot there saying when the community could park there.

A: Will look into that.

Q: FYI, the community has used that lot very little. There have been maybe 8 to 10 cars that have used it at night. It's mostly been used as overflow parking for visitors.

A: Thanks.

Q: Will AGH have a medical school?

A: No, that's no longer in the works.



ALL TOGETHER. DIFFERENT.

---

## Development

Tom Hardy reported on Development topics.

- Garden Theater block
  - The work on the sewer should resume with the better weather.
  - City of Asylum is looking to close on all financing in April on the Masonic Hall.
  - TREK development is currently in their due diligence process for the remainder of the block (excluding the Masonic and the Garden Theater). They are looking at the structural integrity of the buildings on North Avenue.
- Arctecon
  - Will have a photo op celebrating their ground breaking tomorrow at 10am.
  - It will be three units for sale on Alpine and Carrington.
  - Andrew Reichert of Arctecon and his wife have bought and will live in one.
  - Expect to have them completed in September or October.

---

## Media Casket Building on West North Avenue

James Pastorius present updates on his planned development of the Media Casket building on West North Avenue.

- Closed on the purchase a couple of weeks ago using the Northside Community Develop Fund loan that the ACCA provided a letter of support for. Thanks for that.
- About to delve into zoning issues.
- Currently zoned as multi-residential/business.
- Have met with the Zoning office already and it looks promising. One special exception will be required to have offices on the second floor to enlarge and change a non-conforming use.
- There will be a public zoning hearing at 9:40am on April 2<sup>nd</sup>. Would appreciate it if any neighbors could attend and show their support.
- Occupancy permit allow retail and showroom space on first floor. Looking to put a tenant there.
- The second floor of the warehouse would house James's company, Savage VFX.
- Then the second phase would be to develop three apartments. James and his wife would occupy one.
- Will provide parking for the commercial and residential tenants. There will be a total of 12 to 14 parking spaces.
- Approximately 5,000 ft<sup>2</sup> for commercial space on first floor. It could be used by 1 or 2 tenants.
- Savage VFX has 3 employees. Plan to expand to 6.
- Will have strict guidelines for the commercial tenants including hours of operation and number of employees.

Paul Carson moved:

*To provide a letter of support for James Pastorius's requested zoning special exception.*

The motion passed.

---

## Allegheny Commons Initiative

Erin Tobin presented updates on the Allegheny Commons Initiative.



- Erin will be with the ACI for the next three weeks. After that, her email will be forwarded to the outreach coordinator for the Parks Conservancy.
- There will be a celebration and press conference event on 3/30 regarding the new partnership between the Pittsburgh Parks Conservancy, the Northside Leadership Conference, and the Allegheny Commons Initiative.
- There will be a volunteer day on 3/28 in the park to:
  - Mulch
  - Weed
  - Plant trees
  - Clean up Lake Elizabeth

---

## Elections

Andrew Wickesberg reported that there has only been one nomination so far for eight available spots.

---

## City Trees

Chris Gates reported.

- There are 55 tree requests.
- TreeVitalize needs to conduct a site survey. The weather has prevented them from doing this so far.
- Planting will be in early may. TreeVitalize will let us know by the end of march

Meeting adjourned at 8:00.

Meeting minutes prepared by Arthur James, Secretary.

Minutes approved on 4/13/2015