



General Membership Meeting Minutes
Monday, May 11, 2015
1400 Buena Vista, 7:00 pm

In Attendance (52)

Steve Adams, John Augustine , Patricia Buck, Randy Burns, John Canning, Zolina Cook, Justine Cunningham, Dan Deis, Kathy Deis, Mark Deptola, Patrick Dexter, Bill Donovan, Nan Donovan, Joan Gielas, Cody Harding, Tom Hardy, Yvonne Hayes, Paul Johnson , Stephanie Johnston, Kate Kay, Deena Kelly, Todd Kilgore, Mark Klingman, Heather Kniess, Susan Larkin, Charles Moore, Lindsey Morrow, Gregory Mucha, Glenn Olcerst, Laura Pascal, James Pastorius, Katie Pierson, Mace Porac, Erin Powers, Marirose Radelet, Henry Reese, Andrew Reichert, Shannon Reichert, Craig Reinhard, Vincent Salvino, Bob Sechler, Sheila Sechler, Brooke Smith, Kyle Smith, Heather Staab, Ian Staab, Patrick Sweeney, Barbara Talerico, 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, May 11, 2015, at 7:00 p.m. at 1400 Buena Vista Street. President Andrew Wickesberg chaired. Vice President Deena Kelly recorded the minutes.

Minutes from the 04/13/15 meeting were not available for approval.

Announcements

- Councilwoman Darlene Harris indicated she would like ACCA's support to write a letter to the URA supporting Al DePasquale of October Development. October Development is purchasing property as part of the 2nd Phase of their for-sale construction project that started on Jacksonia Street.
- Lisa Ferguson of Fabled Table announced that in the middle of June, a mission work group will be putting a children's garden in the back of Fabled Table property. The need volunteers to help water the garden. Please let Lisa know as soon as possible if you are interested in volunteering.

Treasurer's Report

- The Treasurer's Report was tabled so that other agenda items could be covered.

Development Update

Bill Gatti (TREK Development) and Rick Belloli (Q Development) presented an update on the Garden Theater Block.

- Discussion of their work history and the buildings that they are entering into negotiations to take ownership of.



- Bill discussed verbal agreement with Wayne Zukin to purchase The Garden Theater.
- 85 residential units on upper units with ground floor retail on bottom level.
- Have met with parking garage and it appears there is substantial parking
- This project is not conceived as low-income housing but rather market rate housing with a workforce housing component. . Most of the rents would likely be in the \$1200 to \$1600 range. Some discussion as how to hold some units at the lower priced units i.e. \$900 - \$1200 / month. Bill Gatti indicated he is open to discussing what the community is looking for.
- Over the last 6 months they have met with the ACCA board twice and E-board members once. Have also met with historic preservation stakeholders and other community groups.
- They will preserves as much as 30 feet of the historic buildings and build a newer structure behind that. As of now, plan is to have a structure that is 15 feet higher than 8 West North - currently the highest point. Looking for a zoning variance August 6. The current zoning limits height to three stories. Please come and show support for the plan. If you have concerns try to have them answered before August 6.
- No ability to get historic tax credits on any of the West North Avenue buildings Bradbury could have that possibility but not sure. It is because there are only shells of the buildings left.
- Trek would like to take questions and come back in June with architects for a bigger presentation.
- If variance approval process goes well it could have final approval in November and March 2016 construction could start.
- Glenn Olcerst. asked Trek to consider more retail space - we have plenty of living spaces. Could you get started on the Bradbury first because there are not zoning issues?
Trek replied: Trying to promote street level activity to promote retail on the Federal street side to Reddour. To have two double-sided streets of retail. Actively lit and used promotes retail interest. Interior stabilization of the Bradbury can start but the Garden Theater prohibits some work because working around the Garden Theater is difficult in relation to the Bradbury stabilization and work.
- Glenn Olcerst: Neighborhood would like to see “stuff” start to happen so if work could begin the people would be happy.
Trek replied: Noted and we would like to see it happen as well but we must respect all constituents and do things in the right way.
- Jeff: Please confirm your relationship with Bob Mistick.
Trek replied: They have built several projects for Trek. I think they do an excellent job and why we are considering them for this project and several others. There is no partnership. Just vendor/customer relationship. I know there is history with them on the Northside.
- Todd Kilgore: Allegheny Center is on the move. Has anyone talked to them?
Trek replied: We have called them and spoke with Jeremy - one of the principals with the Allegheny Center project. Plaza area is going to be developed. Increased neighborhood traffic. Conversation is happening.

Dollar Tree on Brighton Road Site Plan and Signage

Lou Pappan - owner of the property presenting

- Members and nearby residents of the development expressed a number of concerns about the development. In particular, the addition of a rear curb cut on Cameo Way will create increased traffic on a very narrow alley abutting residential homes. Delivery trucks were shown on the site plan as coming through the residential portion of the neighborhood and turning right from Jacksonia Street onto the site. The timing of deliveries and zoning was also concern. Members expressed frustration that they had not been notified of the proposed changes, and that the developer did not come to the community earlier in the process.



ALL TOGETHER. DIFFERENT.

Glenn Olcerst Moved:

That ACCA send a letter notifying City Planning of an error in the administrative approval of the site plan and an error in not properly posting the property. Request that the City issues a stop work order until these issues can be addressed to the satisfaction of the community.

The motion passed.

- During the discussion Ronell Guy asked the Membership to think about people in the community who would benefit from having a place to shop and the jobs associated with the store.
- Lou Pappan offered his apologies for not involving the neighborhood before moving forward.

Allegheny General Hospital Requested Signage Update

- Andrew Wickesberg provided an update on the AGH / AHN / Highmark request for high-wall signage. The Zoning Board of Adjustment will consider the requested variance at their June 4th meeting. AGH is asking neighborhood groups to support the signage.
- Discussion ensued regarding how the neighborhood would benefit from supporting the proposed signage. Most in attendance felt that the logo on the historic hospital building was inappropriate. Concern was also expressed regarding the length of the size and length of the lettering proposed for the newer hospital structure.
- Based on the feedback received, Andrew Wickesberg indicated that if modifications to the proposed signage were not made ACCA would write a letter of opposition to the Zoning Board of Adjustment. Andrew Wickesberg also indicated that if AGH / AHN / Highmark responded to our feedback and made changes to the signage proposal, that he may call a special meeting for the General Membership to consider the changes before the hearing at the Zoning Board.

Safety Committee Update

- Concern for a store/beautician possibly without a variance on Buena Vista. Tom Hardy said he would follow-up
- Tom Westfall talked about cameras that are available if anyone is interested.

Board Election

- Andrew Wickesberg explained we have as many candidates as we have Board seats up for election.

Randy Zotter moved:

To accept the proposed slate of candidates for the board election (John Bornyas, Nick Cafardi, Cody Harding, Arthur James, Deena Kelly, Vince Salvino, Kyle Smith) by acclamation.

The motion passed.

Meeting Adjourned at 8:55 pm

Minutes recorded by Deena Kelly, Vice President.
Revised on 6/7/15 to include attendees.
Minutes approved on 6/8/15.

