



General Membership Meeting Minutes
Monday, April 11, 2016
New Hope Methodist Church, 7:00 p.m.

In Attendance (54) Steve Adams, Anna Ahronheim, Patricia Buck, English Burton, Nicholas Cafardi, John Canning, David Charlton, Zolina Cook, Bill Donovan, Nan Donovan, Heather Fletcher, Adel Fougnyes, Bill Gatti, Joan Gielas, Matthew Grebner, Donna Green, Tom Hardy, Darlene Harris, Arthur James, Tim Johnson, Deena Kelly, Carolyn Klingman, Mark Klingman, Heather Kniess, Sandra Kniess, Joe Manojlovich, Joe Mansfield, Charles Moore, Tim Nuttle, Christopher Nygren, Glenn Olcerst, Brad Ott, James Pastorius, Katie Pierson, Henry Reese, Andrew Reichert, Craig Reinhard, Nick Ross, Vincent Salvino, Lawrence Simmons, David Solosko, Brad Spencer, Patrick Sweeney, Barbara Talerico, Bradley Tebbs, Erin Tobin, Leslie Ward, Thomas Westfall, Andrew Wickesberg, Cassandra Williamson, Craig Worl, Mike Woycheck, James Younger, Al Zanon

I. Call To Order

II. Approval of Minutes

Deferred to May Meeting

III. Garden Theater Block (TREK, Q, Harris)

Ricke Belloli of Q Development presented the options available to TREK after the decision of Judge James to block the advancement of the Garden Theater Block. Belloli stated that there were four options available to TREK:

1. Walk away
2. Negotiate with appellants
3. Rezone to UNC, Public Realm, or Specially Planned District
4. Appeal to Commonwealth Court

Bill Gatti of Trek Development joined after Belloli explained the options. Gatti stated that he did not believe that the site was developable as is within the current zoning, and that TREK remained committed to the project at this time. Gatti was asked if the site would be easier to develop if the existing buildings were torn down. He responded that TREK's first inclination is to preserve the buildings, but if there was consensus around developing without the structures TREK's position would be simpler.

IV. Alloy 26/Nova Place-

Mike Woyczuk of Alloy 26 presented their plan for shared office space, micro-leasing. _ Faros gave an overview of the \$200M renovation, including the 3000 space parking garage and the courtyard. The new space will include greenery and places for restaurants, as well as a performance space. The focus of Alloy 26 is on developing co-working spaces for small companies so that they can be flexible in both the time period of their lease as well as the size of their space. Neighbors are encouraged to contact Mike if they are interested in learning more about Alloy 26 and Faros' plan for Allegheny Center.

V. Announcements

Cassandra Wilson from Councilman Lavelle's office reported on the city's Affordable Housing Task Force, as well as the councilman's positive vote on the decriminalization of marijuana bill that was before city council last month.

English Burton of Northside Oldtimers presented the organization's T-Shirt Campaign as well as their program to send youths on a trip to Washington DC. He asked for sponsors for the tour, as well as t-shirt orders. Materials will be available on ACCA's website.

Councilwoman Harris presented updates on her activities, including a negative vote on the council's decriminalization of marijuana bill. Residents expressed their displeasure at her position taken during the zoning hearing, and reiterated their feeling that ACCA was not a divided neighborhood. They also expressed their desire to have councilwoman Harris represent them equally, stating that they were disappointed that the councilwoman represented a few dissenters with consideration equal to that of the general membership of ACCA.

VI. New Business

Glenn Olcerst made two motions during the discussion of the Garden Theater Block.

The first was that the Association write a letter to Councilwoman Harris and the Mayor urging them to support rezone the GTB to UNC from LNC. The motion was amended by Vince Salvino to support the best zoning for the current plan proposed by TREK. Bill Donovan seconded. John Canning moved that the association table the motion second by Tom Westfall, prompting an immediate vote. The motion was denied by majority vote, and discussion ensued. Various members expressed their feelings that the letter should support what was best for the development as currently designed by the developer. Chair Andrew Wickesberg called the question, motion passed as amended by majority vote.

The second motion was that ACCA send a letter to the Mayor and the URA urging them to deny TREK the right to acquire and develop property until construction had started on the Bradburry and Garden Theater. The motion did not receive a second.

VII. Adjourn

Meeting was adjourned by the chair at 9:05



ALL TOGETHER. DIFFERENT.