



**General Membership Meeting Minutes
Monday, July 12, 2010
Allegheny Traditional Academy, 7:00 p.m.**

In Attendance: Michele Adams, Steve Adams, John Augustine, Bob Beatty, Colleen Bender, Patricia Buck, Randy Burns, John Canning, Paul Carson, Nathan Davidson, Mark Deptola, Patrick Dexter, Bill Donovan, Nan Donovan, Jerome Ferrar, John Francona, Joan Gielas, Randy Gilson, Tom Hardy, Robert Harkey, Bruce Harshman, David Holliday, Roger Humphries, Roger Humphries, Jr., Arthur James, Paul Johnson, Barbara Kelly, James Lawrence, John Lyons, Joe Mansfield, Randi Marshak, Dennis McAndrew, Janet Moore, Charles Moore, Gwendolyn Moorner, Scott Mosser, Gregory Mucha, Mark Myers, Timothy Ohrum, Karl Owens, Neil Parham, Julie Peterson, Ralph (Henry) Reese, John Rhoades, Belinda Shlapak, David Shlapak, Gregory Spicer, Jeff Stasko, Susan Steen, William Steen, Neill Stouffer, Betsy Swager, Barbara Talerico, Jana Thompson, Ruth Tomlin, Leslie Vincen, Dennis Vodzak, Leslie Ward, Robert Weis, Jr., Dan Wintermantel, Craig Worl

Guests to present finalist proposals for the Vacant Property RFP: October Development, S&A Homes

Meeting called to order by Greg Spicer, President.

Note: An abbreviated agenda was prepared for this July 12, 2010 meeting – The primary focus is the CNNC Vacant Property RFP Finalist presentations.

1. Announcements.

A. City of Asylum / Neighborhood Residents Handwriting Project

Henry Reese invited neighborhood residents to contribute to the handwriting project.

B. Summer Street Party Cancelled; Efforts will be focused to the Neighborhood Doors Project – Sunday, July 18, 2010 from 1- 4 pm at Randyland (corner of Arch and Jacksonia)

Both events were scheduled for July 18th. Julie Peterson will be working with Randy Gilson of Randyland along with the Mattress Factory on the Neighborhood Doors Project. Sherwin Williams has donated paint. The project is meant to encourage people to buy houses and to focus on the Central North Side. Randy Gilson noted that the doors will be painted and attached to bases that will be placed throughout the neighborhood in vacant lots where a house might be built in the future.

C. National Night Out – Tuesday, August 3, 2010

The CNNC will work on coordinated events with the MWSS. Jill Greenwood and Julie Peterson may be contacted for more information.

D. PennDot / Route 28 Update

Nancy Nosda announced that PennDot to provide an update on Route 28 - Wednesday, July 14 5:30 – 7:30 at North Catholic.

F. Garden Theater Block RFP – Finalist Presentation Meeting – Monday, July 19, 2010, 6:00 pm at the Children's Museum

The CNNC is encouraging not only Central North Side residents, but also residents of other neighborhoods, to attend. The CNNC Website has a summary of the proposals, to view them visit www.cnn-c-pgh.org

2. Membership Meeting Minutes from June 14, 2010

No amendments or notations made.

Motion made to accept the June meeting minutes with no amendments. Motion seconded. Motion unanimously approved.

3. Treasurer's Report – Barbara Talerico, Treasurer

Barb Talerico presented updated financials. Profit/Loss and Balance Sheet provided. Fiscal Year started June 1.

Motion to approve Treasurer's Report. Motion seconded. Motion unanimously approved.

4. Vacant Property RFP Proposals

Two Finalists: 1. October Development and 2. S&A Homes.

Note: A background to the Vacant Property RFP as well as a summary of proposals may be found at www.cnn-c-pgh.org

Jim Lawrence of the CNNC Development Committee presented a brief background: The Community Plan had a long list of priorities, of which housing was included in the top three. The CNNC has a Property Reserve, whereby the City helps the local CDC increase tax revenue by turning around vacant properties. The Property Reserve consists of approximately 46 properties - 25 are empty or vacant buildings, 3 buildings are slated for demo, and the rest are vacant lots. Infill development will be needed for vacant lots between vacant buildings. Of note, off-street parking was a preference for all housing to help make the houses more sellable.

The goal is to fill in between the two main revitalized areas of the neighborhood: Federal Hill and the Lower Mexican War Streets. The Property Reserve has been divided into 4 distinct areas (Note: each finalist developer defines the areas slightly differently in their proposals): Area 1: Sampsonia near Federal; Area 2: Alpine (which includes a building acquired since RFP was distributed) – this is possibly the most challenging area/largest swath; Area 3: Carrington Vacant Lots; and Area 4. Reddour near AGH and the Salvation Army building.

Guest Presentation: October Development

October Development has done work in the North Side and in Deutschtown. October has a combination of rehabs and new construction in their portfolio. October noted that rehabs are what they do best. Proposal for Rehabs: Demo inside with exterior to have new roof/doors/windows to provide curb appeal. October works with two companies on financing, including Wells Fargo. There is a bank ready to finance the remainder of the rehab post purchase. Buyers don't have to use October to finish the rehab; however, the architect, the bank, and the contractor are ready for turn-key finishing work. Proposal for New Construction includes four phases. Again, New Construction all would be prepared as shells to be finished per the buyer's specifications. October feels that it is hard to sell shells if they are facing blighted properties, so a grouped approach would be taken within each of the targeted areas.

The CNNC would get a set fee as part of Developers overhead.

Target shell price is \$50,000-\$65,000. The goal is to keep price down as much as possible.

Guest Presentation: S&A Homes

S&A homes is based out of State College, PA. S&A worked on Federal Hill, East Liberty, Braddock, Homestead, Munhall, and currently a \$10M project in Garfield. In 1994, the firm was hired by the central north side for master plan/Federal Hill development.

S&A sold all units of Federal Hill Phase 1 for prices ranging from \$136K - \$235K. Phase 2 of Federal Hill, 19 units, to start in August and already S&A has buyers on hold for the units. The Central North Side Federal Hill Project has been the best selling development that S&A has completed.

Details/Financing plan not as detailed as October Development, as that would be dependent upon final acquisition of properties once confirmed that a prior owner will not claim them. Assumes a mix of conventional financing with City assistance, second mortgages from the URA. S&A Homes has a \$90M credit with a bank for financing. Details will develop over time as input is provided from the community.

Greg Spicer noted that the two proposals are *not* competing proposals – the areas suggested for each developer do not overlap.

Summaries of each proposal may be viewed at the CNNC website: www.cnn-c-pgh.org Any member who would like a copy of the full proposals, email requests to Julie Peterson at info@cnn-c-pgh.org.

Questions from the General Membership were answered by October Development, S&A Homes, and Jim Lawrence.

Motion made for the CNNC Development Committee to direct the CNNC Board of Directors to move to finalize arrangements with the two developers – October Development and S&A Homes. Motion seconded. Motion carried unanimously.

8. Old Business.

No old business presented.

9. New Business.

No new business presented.

Meeting adjourned by Greg Spicer, President at 8:47 pm

Note: there is no General Membership Meeting in August. The next CNNC General Membership Meeting will be Monday, September 13, 2010, 7:00 pm at the Allegheny Traditional Academy.