



Central Northside Neighborhood Council

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**General Membership Meeting Minutes
Monday, September 13, 2010
Allegheny Traditional Academy, 7:00 p.m.**

In Attendance: Steve Adams, John Augustine, Colleen Bender, Kimberly Bracken, Daniel Bracken, Patricia Buck, Kirk Burkley, Randy Burns, Anthony Cabral, Lauren Cabral, John Canning, Paul Carson, Christopher D'Addario, Kathy Deis, Patrick Dexter, Bill Donovan, Nan Donovan, John Engle, Elena Firsova, Eric French, Joan Gielas, Tom Hardy, Bruch Harshman, Arthur James, Paul Johnson, Brian Kaminski, James Lawrence, Joe Mansfield, Diana Marshall, Dennis McAndrew, Deborah McCree, Janet Moore, Gwendolyn Moorer, Scott Mosser, Gregory Mucha, Mark Myers, Timothy Ohrum, Karl Owens, Neil Parham, Julie Peterson, Ralph (Henry) Reese, John Rhoades, David Scalzo, Nancy Schaefer, Belinda Shlapak, David Shlapak, Gregory Spicer, William Steen, Neill Stouffer, Barbara Talerico, Jenn Tharp, Jana Thompson, Ruth Tomlin, Dawn Uzdale, Dan Wintermantel, Craig Worl, Elise Yanders

Guests:

Erik Lingren, Executive Director, Venture Outdoors

Zack Ambrose of the Community Design Center of Pittsburgh

Meeting called to order by Greg Spicer, President.

1. Announcements.

a. Bill Barron Update

Greg Spicer noted that Bill Barron was unable to attend this CNNC Membership Meeting. Bill is scheduled to attend the October meeting with an update regarding #4 East North Avenue.

b. Community Design Center of Pittsburgh

Zack Ambrose of the CDCPgh announced that the Center operates a program that connects design professionals with homeowners for a 2-hour in-home design consultation. The value of the consultation is \$150. Drawing will be held later this evening for a chance to win a free consultation.

c. City of Asylum

Henry Reese noted that the New Hazlett was filled with sitting room only for Saturday's poetry event and there was very positive feedback from attendees.

d. Mexican War Streets Society Annual House Tour, Sunday, September 19, 2010 from 11 am to 5 pm

Dan Wintermantel announced that the MWSS tour is this Sunday, September 19, 2010, 11 am – 5 pm. Tickets may be purchased in advance at www.mexicanwarstreets.org or the day of the event on Monterey Street.

e. Neighborhood Clean Up Day – Saturday, September 18, 2010 starting at 10 am.

John Engle announced this month's clean up will meet at Meet at Mechanics Retreat Park. Next cleanup will be October 16, 2010 starting at 10 am, also at Mechanics Retreat Park. The October clean up will include student volunteers from the University of Pittsburgh.

f. Randyland Celebration / Community Garden Party

Julie Peterson announced a thank you to Sandy Kneiss of the MWSS who raised over \$3,000 at the Randyland / Community Garden event. A thank you also to the host, Randy Gilson.

2. Membership Meeting Minutes from July 12, 2010

No amendments or notations made.

Motion made to accept the July 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. \$40 in ad revenue was raised for combined CNNC/MWSS newsletter.

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

CNNC Halloween Fundraiser

Elk Haunt, at the Elks Lodge #339, 400 Cedar Ave, Pittsburgh, PA 15212

Saturday, October 30, 2010 7:30 pm – 11 pm

A special thanks to Dan Wintermantel for the poster artwork.

The CNNC Elk Haunt is meant to raise funds for CNNC operating capital and for community projects across the North Side.

The CNNC needs about \$11,000/year for basic operating expenses. The Halloween Party is one way that the CNNC hopes to

become self-sustaining in paying for operating expenses. The second goal of the Elk Haunt is to raise awareness about the Central North Side. The Central North Side (CNS) has a good story to tell – the Community Master Plan, Garden Theater Block, Vacant Property RFP, etc. The CNNC is marketing this event to the entire Pittsburgh area, including a robust media campaign. The CNNC wants the audience to consider working and living in the CNS. Whether or not these people decide to live and work in our community, we want people to know the CNS as a safe, fun, and livable community. CNNC members are encouraged to mention the event to your neighbors, coworkers, acquaintances, etc. Food for the event has been donated by the Giant Eagle Market District at Settlers Ridge. Drinks will be \$2.⁵⁰, a drag show is planned, and bowling will be available on the second floor.

4. Venture Outdoors

www.ventureoutdoors.com 412.255.0564

Greg Spicer noted that Bob Sendell withdrew his zoning adjustment for the Media Casket Company, 506-508 North Avenue.

Mandy Beamon – Vice Chair, Board of Venture Outdoors.

Mandy noted that construction due diligence is in process and that Venture Outdoors is working toward signed agreement on the properties at 506-508 North Avenue.

Erik Lingren – Executive Director of Venture Outdoors

Erik provided a background of Venture Outdoors (VO). Venture Outdoors has about 7,000 members currently. Venture Outdoors includes Climb Pittsburgh, Kayak Pittsburgh, and Tyke Hikes. The mission of VO is to get people *outside*. Venture Outdoors offers over 500 outdoor recreational programs per year. Venture Outdoors works with schools, scouts, special events, and others. Venture Outdoors offers Urban Hikes, Kayaking/Canoeing, Biking, Wellness, Adventure, Winter Programs, and Leadership Training. Through a series of new programs, including the Lake Elizabeth program, VO is reaching out to underprivileged populations. Venues that VO utilizes include City Parks, Allegheny County Parks, and PA State Parks; and others less than 1.5 hours away.

Erik noted that VO is not 100% sure what to do with the buildings on North Avenue and final plans will depend upon construction estimates. One hope is to turn part of the building into a small community center with a conference room available to community groups. VO offers wilderness first aid courses and outdoor leadership courses, so they need an educational/training center. VO also needs the space to store items such as snowshoes, GPS Unites, Sleeping Bags, Kayaks, and 24-foot climbing wall.

VO enlisted Carol Peterson, Architectural Historian to provide a history of the building, which Erik shared with the group.

Erik offered to review on a one-on-one basis with anyone interested the architectural plans made to date. Concept thus far by floor: First Floor – Occupancy; Second & Third Floor – Phase II – hope to turn back into living units and rental space. Also, it is the intention of VO to add the windows back to the front of the building.

Erik described a ‘typical day’ of activity from VO with respect to the Street Front, Loading Dock and Alley. VO does not have have semi-trucks delivering large loads. The 24-foot climbing wall would be moved only approx. 2 times per year. If HRC approves, VO may change the back entrance to accommodate moving the wall in and out of the building. VO would landscape the area as well. VO noted that they do not run any large community events, other than the event at Allegheny Commons. VO has 8 staff; only one of whom drives a car. VO owns one pickup and one trailblazer, which would be parked inside. Architectural plans include parking in rear for future tenants that may need to access the building. The VO Board meets four times per year. VO welcomes communication, feedback, questions and concerns.

Erik Lingren will return to the CNNC Membership Meeting at a future date as plans progress.

5. Community Design Center of Pittsburgh

www.cdcp.org 412.391.4144

Zack Ambrose provided a history of CDCPgh, which started in 1968 as pro-bono service to communities. CDCPgh operates various programs and educational components. The CDCPgh worked on the Federal/North project and has also worked with the Commons Park. CDCPgh sponsors the annual Pedal Pittsburgh Bike Ride, which attracts 2,500+ people every year. CDCPgh hosts educational lecture series that includes international speakers. Residential projects include kitchens/baths, landscaping, etc. If interested in meeting with a CDCPgh designer, contact CDCPgh. Consultations are conducted at your home or business and at end of consultation you receive an Action Plan for next steps.

6. Reports from Committees, Task Forces, Joint Ventures, Subsidiaries:

a. Northside Tomorrow (NST) – Kirk Burkley, President

Garden Theater Block update; more information may be found at www.gardentheaterblock.com

Approximately 250 people attended the Garden Theater Block community meeting on July 19th. NST was originally scheduled to deliver a recommendation to the URA by the September 16th Board Meeting. However, the URA delayed the vote until they have more time to gather information from interested parties. NST is now scheduled to make a recommendation to the URA at the October 12th URA Board meeting. We are hopeful that the recommendation to be made will be accepted by URA.

A copy of a side-by-side summary of two likely finalists – Wells and Zukin – was distributed to the CNNC membership. Both Wells and Zukin submitted budgets for the entire block, not just one structure. Though it has not been determined yet, there is also still a possibility that two developers will partner and divide the project.

A brief history and overview of both the Wells and Zukin proposals was presented. In addition, other factors that play a role in the final decision as to who will be awarded the business were discussed, including parking, proposed building/tenant use, aesthetics, and restoration of existing structures.

If all goes well, the hope is to see some work on the block next year.

b. Development Committee – Dennis McAndrew, CNNC Development Committee Chair

Residential Lots RFP Update

Dennis McAndrew and Tom Hardy reviewed the CNNC Residential Development Presentation. Building on the momentum of the Federal Hill projects an RFP was issued to private developers to help rehab the 50 vacant properties that the CNNC controls. There were two responders to the RFP - S&A Homes and October Development. Both S&A Homes and October Development have been awarded different areas to redevelop (split into three phases) based upon the RFP.

The proposed roll-out is a mix of new construction and rehabs of mostly 3-bedroom, 1800-2400 Square Foot properties. Off-street parking was a primary goal with pricing similar to the Federal Hill development. A proposal from October was to provide what they call a 'shell rehab', whereby buyer could finish their own home to their own specs and thereby control costs. New construction will range from \$130-250K, dependent upon buyer upgrades.

Execution to occur in three phases/areas: A: October Development on Jacksonia St, Phase B: S&A Homes on Reddour/Alpine, and Phase C: October moving into the neighborhoods from edges.

Timeline:

- Formalize Awarding to each Developer
- Complete Plans and Specifications
- Take Title to Remaining Properties
- MOUs with Developers
- Arrange Financing
- Late Spring 2011 – Target Start Date

c. Brighton Road Area Task Force – Greg Spicer presented for Randi Marshak

Several months ago, a few CNNC board members began a task force to work on Brighton Road-related initiatives and creased the Brighton Road Area Task Force. Julie Peterson recently took over as Chair of the Brighton Road Area Task Force.

Currently, one issue involves a dispute over who represents California/Kirkbride; however, Cal/Kirkbride would like the CNNC to represent their neighborhood. In the next few months, the Board will work toward formal representation of Cal/Kirkbride, including considerations to formally redraw the boundaries of the CNNC to include the Cal/Kirkbride area.

d. Communication – Julie Peterson

No report.

e. Safety Committee – David Shlapak

David announced that the CNNC is reestablishing the Safety Committee and will be taking names of any interested participants. All are encouraged to join.

7. Old Business.

No new business presented.

8. New Business.

No new business presented.

Meeting adjourned by Greg Spicer, President at 8:57 pm

The next CNNC General Membership Meeting will be Monday, October 11, 2010, 7:00 pm at the Allegheny Traditional Academy.