



**General Membership Meeting Minutes
Monday, October 11, 2010
Allegheny Traditional Academy, 7:00 p.m.**

In Attendance: Colleen Bender, Patricia Buck, Kirk Burkley, Randy Burns, John Canning, Paul Carson, Courtney Centner, David Charlton, Andrew Churchill, Christopher D'Addario, Kathy Deis, Patrick Dexter, Elena Firsova, Tom Hardy, Brian Kaminski, Joe Mansfield, Randi Marshak, Charles Moore, Gregory Mucha, Mark Myers, Neil Parham, Julie Peterson, Ralph (Henry) Reese, David Shlapak, Brad Spencer, Gregory Spicer, Barbara Talerico, Jana Thompson, Al Zanon

Guests: Alida Baker

Meeting called to order by Greg Spicer, President.

1. Announcements

- a. **Neighborhood Clean Up Day, Saturday, October 16th, 10:00 am, Mechanics Retreat Park**
University of Pittsburgh Students to volunteer. John Engle has established several areas needing clean-up throughout the neighborhood. There is a need for student supervisors.
- b. **CNNC Halloween Party
Saturday, October 30th, 2010
Elk Haunt, at the Elks Lodge #339, 400 Cedar Ave, Pittsburgh, PA 15212
7:30 pm – 11 pm**
Call for volunteers to sell tickets at the door.

2. Membership Meeting Minutes from September 13, 2010

No amendments or notations made.

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

3. Meeting with Pittsburgh City Councilman Danielle Lavalle

Neil Parham met with Councilman Lavalle to update him on the neighborhood and to discuss some of the issues, including safety, we are having in the neighborhood. Lavalle noted that he had no idea that constables were employed by North Side Properties nor the constables were patrolling Mistick Properties. Lavalle to come up with an alternative solution to using the constables.

Jan Meyers attended the Northside Public Safety Council (NSPSC) meeting last Thursday. The next NSPSC meeting will address safety cameras, including the why, where, cost, and how to effectively use cameras more. The public is welcome to join in NSPSC meetings.

NSPSC meetings are the first Thursday of each month at Allegheny Center (Four), Mezzanine Level, 5:30–6:30 pm

Chris D'Addario commented that Giant Eagle promised \$20,000 a few years ago toward safety cameras for the neighborhood. Due to staffing issues at the Giant Eagle security office, it has proven somewhat difficult to install the final two cameras. Giant Eagle does still have the offer on the table to provide the cameras to the neighborhood.

4. Treasurer's Report – Barbara Talerico, Treasurer

Barb Talerico presented updated financials. Profit/Loss and Balance Sheet provided.

Monies received for both the Halloween Party and for membership dues. There were some accounting expenses this month to pay for the audit and the Federal 990, which is required every year. There were also some expenses to pay for the Halloween Party mailing. Meeting expenses were for the October 2, 2010 CNNC Board of Directors Retreat at the Children's Museum. The Alpine Gardens money is still available; we would like a committee to take the reins on this project and determine how to spend the money. No liabilities on the balance sheet, which is good for a non-profit.

Motion made to use some of the money available in the Alpine Garden fund to replace the missing bricks from the walkway through the Alpine Garden. Motion seconded. Motion carried unanimously.

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

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

a. Allegheny Commons Initiative – Alida Baker

Due to technical difficulties, Alida was unable to present but is scheduled to present more about the initiative at the November meeting.

b. Development Committee – Tom Hardy – Development Consultant

Residential Lots RFP Update

Vacant lots recently awarded to S&A Homes and October Development.

October Development to work on Phase I, Jacksonia Street Corridor between Federal and Arch. Total scope of Phase I is 6 to 10 rehab units. Construction slated to start by early summer 2011. Working to close on all properties through the 1Q2011.

Separately, private parties have been contacting the CNNC with interest in development in the neighborhood. Since the CNNC no longer has a list of properties under our control, we have worked as best as possible to provide some direction toward other properties that may be available.

c. Brighton Road Area Task Force – Randi Marshak

Brighton Road/MOU with Allegheny West

Years ago, a proposal that the CNNC had an Memorandum of Understanding with Allegheny West basically giving Allegheny West the ‘warehouse district’, but there were a lot of stipulations to the MOU. We are attempting to remove many of the stipulations and give Allegheny West the area from the railroad tracks, west. Allegheny West has already completed a plan to develop that area, and most community residents already feel that area is a part of Allegheny West.

The CNNC gave the Memorandum of Understanding to Jim Wallace, on the Allegheny West Development Committee. The Allegheny West DevCom is yet to notify Randi Marshak whether or not they will approve the change. If approved, Allegheny West will start the process with the City of Pittsburgh to change the boundaries of Allegheny West.

Letter from Brighton Place Preservation Coalition (BPPC)

Some homeowners from the Mexican War Streets bought properties within Brighton Place, and later formed the BPPC. The BPPC asked the CNNC to annex Brighton Place. Of note, the original CNNC bylaws included that area within the CNNC boundaries. That area at one point moved under the Cal/Kirkbride neighborhood. Half of Brighton Road is within the CNNC boundaries, half within Cal/Kirkbride.

d. Communication – Julie Peterson

New Newsletter- “The New Allegheny Times”

Some history - the CNNC spends about \$1200 every two months mailing the CNNC Newsletter in its current form. CNNC current ad revenue does not cover the cost of mailing.

Julie Peterson met with the Mexican War Streets Society (MWSS) President and developed a Memorandum of Understanding to merge the MWSS newsletter with the CNNC newsletter. The first issue of the merged newsletter will be mailed on November 1st. The MWSS Board of Directors have graciously agreed to take over the entire production of the newsletter – including all publication costs – while the CNNC will still provide content to the joint newsletter.

October 15, 2010 is the deadline for articles for the first issue of “The New Allegheny Times”.

Greg Spicer thanked the Mexican War Streets Society for their generous offer.

Branding

Greg Spicer recalled that Karen Bryant has been retained as a Communications Consultant for the CNNC. At the October 2nd Board Development Retreat, the Board of Directors discussed branding efforts and conducted a branding exercise. Separately, Karen Bryant is working on media outreach for the Halloween Party. She is also working on a proposal to take to a public relations firm in an effort to help the CNNC/Central North Side rethink our image for communications materials, etc. The goal is to help spread the good word and good work of the central north side to outside neighborhoods and residents.

e. **Northside Tomorrow – Kirk Burkley, President**

Garden Theater Block Update

Northside Tomorrow (NST) had their vote this past Friday, and are recommending the Zukin proposal to the URA Board. Zukin's proposal included approximately 39 apartments as well as a grocery store/food co-op (subject to change).

NST considered a number of factors when choosing the recommended developer, including but not limited to:

- **Quality and Completeness of work**
- **Financial capacity of developer**
- **Prior experience of the developer in historic preservation and mixed use space**

NST will be presenting their recommendation to the URA Board on October 21st, however, the URA ultimately determines which developer will win the proposal.

Kirk reminded the membership that the Garden Theater Block is a very difficult project and that there is much to be done before breaking ground. Do not expect construction next year but hope to see at least some façade and stabilization upgrades in the next year.

Likely, the URA will give the developer an exclusive 90-day period to pull together their financing once the finalist is chosen.

Casino Funding

\$1,000,000 per year for 3 years; \$500K Residential + \$500K Commercial

NST is submitting applications for both Commercial and Residential Funds, including:

Commercial Side - \$500K Available, NST requesting \$50K

Toula's

\$20K as an equity investment with Bill Barron to purchase Toula's on Federal Street

Façade Program

Seed money for the federal street façade program

Residential Side - \$500K Available, NST requesting \$50K

Boyle Street Plan Funding

Submitting for monies to develop a Master Plan for Federal East / Boyle Street with a focus on the hospital and the residential corridor in that area.

Conservatorship Program

Submitting for seed money for the Conservatorship Program.

Motion made that the CNNC membership move to support the decision of NST for the Garden Theater Block. Motion seconded. Motion approved with one opposed. Motion carries.

f. **Safety Committee – David Shlapak**

Safety Committee is forming and is still looking for residents who would like to participate. The first Safety Committee Meeting will be **Wednesday, October 20th, 2010, 7:00 pm.**

Please contact David Shlapak if you are interested in joining the Safety Committee at safety@cnnc-pgh.org.

6. Old Business.

No new business presented.

7. New Business.

No new business presented.

Meeting adjourned by Greg Spicer, President at 8:18 pm

The next CNNC General Membership Meeting will be Monday, November 8th, 2010, 7:00 pm at the Allegheny Traditional Academy.