



**General Membership Meeting Minutes
Monday, April 11, 2011
Allegheny Traditional Academy, 7:00 p.m.**

In Attendance: Colleen Bender, Patricia Buck, Kirk Burkley, Anthony Cabral, Lauren Cabral, John Canning, Paul Carson, Justin Cassel, Christopher D'Addario, Kathy Deis, Mark Deptola, Bill Donovan, Nan Donovan, Jerome Ferrar, Elena Firsova, Joan Gielas, Tom Hardy, Arthur James, Paul Johnson, Barbara Kelly, Warren Keyes, Joan Kimmel, Don Kosy, Paco Mahone, Joe Mansfield, David McMunn, Al Meyers, Jan Meyers, Lisa Monahan, Mark Monahan, Janet Moore, Scott Mosser, Gregory Mucha, Mark Myers, Glenn Olcerst, Stephanie Pancheri, Neil Parham, Julie Peterson, Kate Pierson, Mace Porac, Henry Reese, David Scalzo, Belinda Shlapak, David Shlapak, Gregory Spicer, Susan Steen, William Steen, Barbara Talerico, Leslie Ward, Karina Westfall, Thomas Westfall, Andrew Wickesberg, Craig Worl, Randy Zotter

Meeting called to order by Greg Spicer, President.

1. Announcements

- a. **Henry Reese invited everyone to readings, which are in partnership with World Voices / Writers from Around the World. All readings will be in English. All are welcome. Location is off of 318 Sampsonia. Three dates: May 3, May 10, and 11. Starts at 7 pm. Admission is FREE.**
- b. **Jan Meyers announced, on behalf of Jerry Greene, that in the month of May there will be a meeting requesting input and participation on the Ohio Street Bridge/West Park project related to the railroad expansion. It will be important to see community turnout at this meeting. Once the date is finalized, it will be announced via CNNC Announcements.**

**2. Treasurer's Report
Monthly Financials**

Barbara Talerico reviewed the financials; noted that the Treasurer's Report is also posted to the CNNC website. Reminded members that fiscal year runs June 1 – May 31. Barb noted that the CNNC submitted an RFP for insurances, which resulted in premium reductions.

Motion made to approve the Treasurer's Report by Paul Johnson. Motion seconded by Greg Mucha. Motion unanimously approved.

3. Sampsonia Right-of-Way Change, Henry Reese, Resident of Sampsonia Way and City of Asylum Representative

Henry proposed changing the right-of-way of Sampsonia Way due to safety concerns. The block in question is Sampsonia Way between Monterey and Sherman, with the possibility of extending the change one additional block to Arch St. This section of Sampsonia Way has been unsafe for pedestrians/visitors at the Mattress Factory as well as for residents. Issues include the volume of traffic, speed of traffic, and noise caused by traffic. Henry indicated that the City of Pittsburgh is eager to change the direction, but first wants neighborhood input after the backlash at the last, abrupt change was made with no prior announcement.

Henry requested any objections from the membership that he could take to the City prior to the May membership meeting. None were noted.

4. Garden Theater Block (GTB) Update

a. Development Group – Craig Totino – Allegheny City Development Group (ACDG)

Craig Totino reported on the Garden Theater Block, reviewed the site plan, and requested input from the community. The biggest change to the site plan proposes that all traffic enter Eloise from Federal St. Also, ACDG has received positive feedback from the owner of the parking garage behind the GTB regarding potential leasing/use options for offices, residents, and retail tenants.

Along the site right now, there is parking on the street, most of which has a 2-hour time limit. ACDG recommends adding metered spaces all along that roadway. Total parking around the site includes 30 parking spaces expected for the rear of building + metered spaces + leased spaces in the parking garage. To cover costs, an approach would be to roll any parking fees needed for the garage into the development costs and rents.

Bradbury Apartments – there will be no elevator, walk-up units only. Plan is to keep historic standards.

Masonic Hall – talking to a couple of restaurants right now. One proposal includes a restaurant that would use the entire space; another proposal where two restaurants split the space. Potential restaurants include a gourmet burger restaurant, a steakhouse/hibachi, and a brick-oven pizza restaurant.

Garden Theater – still working with the East End Food Coop (EEFC) on this space; trying to get the Board of the EEFC to visit the site. ACDG and CNNC have already presented to the EEFC Board, receiving positive support. Though the market study did not hit the sales volume that the EEFC wanted, it was noted that one problem is that study used 2000 census data, which is outdated. There is still a lot of work to do, but ACDG is pretty confident that we may secure the EEFC as a first floor tenant. Second floor potential tenant is a yoga studio. 6 and 8 West North – both of these spaces may be office retail; Aim for a law or architectural firm for those spaces. 2 West North, due to structural issues, is likely to be taken down and combined with 4 West North. More likely will be a restaurant use for this space. Other potential Federal tenants include an art gallery, ice cream shop, and coffee shop. There is also green space available here, which may lend itself to small outdoor seating.

Apartment Leases – West Penn Allegheny Health System, which is excited about the potential for a medical school on the North Side, may provide a pool of potential tenants for the second/third floor apartments above the retail spaces.

Goal is to get shovels in the ground and some progress this summer, with some occupancy filled in Spring 2012. First projects will include cleaning building interiors, stabilizing the buildings, updating the roofs, and façade work. Craig noted that there are still some hurdles to get this project started. Though the deal isn't 100% done, ACDG is confident that we are close and moving forward.

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

Development Committee, Greg Spicer/Tom Hardy/Kirk Burkley

Elm Street Project

Greg Spicer and Tom Hardy met with Josette Fitzgibbons of the URA. Greg Spicer reviewed the rough boundaries proposed in the Elm Street project and reviewed the thought behind the support for the Elm Street Project. This is the CNNC's second attempt for Elm Street funding in this area, the first attempt included different boundaries, but wasn't approved. The CNNC has now been awarded \$25,000 for the Elm Street project.

October Development Scattered Site Development Memorandum of Understanding (MOU)

The Memorandum is ready to be signed. Related, another entity's project failed, and now the URA wants to seed \$240,000 into the October project for a jump-start. The MOU with October is being circulated among the BOD right now, with preparation for a vote.

Toula's

The CNNC secured Toula's and has sold it to Bill Behrend. There is a restaurant in talks with Bill about using the space. This project continues to progress. It was noted that Duquesne Light was instrumental in this property's transfer, allowing this development to move forward.

6. President's Report, Greg Spicer

Branding Update

There was a need to find a replacement for Brady Communications, following the firm's closing. Karen Bryant, CNNC Communications Consultant, located a firm in Tennessee (North Star Destination Strategies: www.northstarideas.com) that focuses solely on community branding. The Branding Committee had a webex teleconference call with North Star last week. Project cost estimate is slightly higher than Brady Communications, at \$30-35,000. More information will be presented to the membership at upcoming meetings.

Light of Life Relocation

On March 17, 15 participants representing various stakeholders met with the Mayor's Office to discuss the relocation of the Light of Life mission. Five potential locations were discussed: 1. current location on North Avenue, 2. location in Allegheny West that houses women trying to get back to work, 3. LaSalle Electric building, 4. plots on California Avenue across from the Main Post Office, and 5. Columbus Middle School.

David Bugher of Light of Life requested that Greg Spicer lead the initiative of multi-community planning for relocation of the mission.

7. CNNC Board of Directors May Elections – Jan Meyers and Neil Parham

Each candidate spoke for a few minutes to talk about their background and why s/he wanted to run:

1. Tom Westfall – Garfield Avenue – 9 months on Garfield; in Pittsburgh 1.5 yrs. Worked in other cities on other boards, including NYC where he helped to expand the board to more members. Moved to Pittsburgh when he lost his employment in FL. Found the Central North Side by chance, when looking for a BBQ place. Liked the community, and chose his house on Garfield. There have been some issues on Garfield, and he wants to make the neighborhood a better place.
2. Karina Westfall – Garfield Avenue – Chose the area for architecture and historic value. Originally from Ecuador and loves the area because of diverse culture. Wants to make a contribution and wants to see the whole north side grow and become a safer place to live.
3. Arthur James – Monterey Street – 7 years in the neighborhood. Fell in love with neighborhood immediately. Great sense of community and feels the CNNC has done an amazing job and wants to contribute and be a part of the momentum.
4. Paco Mahone – North Taylor Avenue – Native Pittsburgher, but never in the north side until his teens. Lived in NYC; musician by trade, came back to Pittsburgh with his wife and now has two children. When looking for a place to live, had lived in NYC for so long, wanted a certain aesthetic. No other neighborhood seemed to have the diversity and community that we wanted. Wants to be a part of making it better.
5. Anthony Cabral – Monterey Street – Lived on Resaca for few years, left, and came back. Loves the diversity, neighborhood, and people.
6. Christopher D’Addario – Monterey Street – Lived in the north side for 9 years. Served 2 years on the Board, left for 1 year, and wants to join the board again. The time spent on the Board before was interesting and wants to again be a part of the momentum.
7. Julie Peterson – Resaca Place – Wants to continue with current involvement – returning board member.
8. Barbara Talerico – Resaca Place – As the current Treasurer, has added transparency to bookkeeping. Has outreached to potential funders. Enjoys fundraising efforts. Has lived in neighborhood since 1997.
9. Joe Mansfield – Monterey Street – On Board currently. So many things going on, and wants to see current projects to completion, including the Garden Theater Block.
10. Scott Mosser – Resaca Place – 5-6 years. Has seen a lot of change, and feel a little guilty because hasn’t done as much as he could have in past.

No additional nominations made. Jan Meyers declared the nominations officially closed.

8. North Side Service Provider of the Year – Friends of the Carnegie Library, Allegheny Branch

Nomination approved, and the Allegheny Branch of the Carnegie Library of Pittsburgh will be receiving the service providers’ award.

9. Membership Meeting Minutes from March 14, 2011

Motion made to approve the March meeting minutes by Jan Meyers. Motion seconded by Randy Zotter. Motion unanimously approved.

10. Old Business.

No old business presented.

11. New Business.

No new business presented.

Meeting adjourned by Greg Spicer, President at 8:59 pm

The next CNNC General Membership Meeting will be Monday, May 9, 2011, 7:00 pm at the Allegheny Traditional Academy.