



# Allegheny City Central Association

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## General Membership Meeting Minutes Monday, June 12, 2017 Alphabet City, 7:00 p.m.

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### In Attendance (29)

Michele Adams, Steve Adams, Chuck Alcorn, Kate Bechak, Patricia Buck, Bill Donovan, Nan Donovan, Julie Edwards, Daren Ellerbee, Adel Fournies, Chris Gates, Joan Gielas, Donna Green, Jerrold Green, Alexandra Hosford, Jeff Martin, Glenn Olcerst, Molly Onufer, Nichele Parker, Henry Reese, Robert Rubinstein, Vincent Salvino, Patrick Sweeney, Barbara Talerico, Erin Tobin, Andrew Wickesberg, Matt Williamson, Jamie Younger

### Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, June 12, 2017 at 7:00 p.m. in the meeting room at Alphabet City. The meeting was presided by Patrick Dexter and recorded by Andrew Wickesberg.

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### Announcements/General Discussion

#### 1. Announcements

- Jamie Younger

- Uphill 5K [uphill5k.com](http://uphill5k.com)

- Jeff Martin-

- Monitoring water levels, working with PWSA and DPW

- Monitoring several drug houses in area, not in lower war streets

- Please contact Councilwoman Harris with issues

- Question: No parking along W. North has expired, what is the status of permits and when parking will be restored? Jeff will inquire of PLI

- Drainage issues at Filson and Eloise.

- Sampsonia Way on paving request list, but not on current city paving list

- 1300 Federal: Jitney stand, drug activity, and rubbish? Jeff will reach out to Zone 1, and DPW

- Molly Onofer

- Upcoming events:

- Deliberative Democracy Capital Budget Open Forum, Wednesday, June 14 6-8:30, 1st Presbyterian Church Shadyside

- Open Streets June 25 From West End to Market Square, through Allegheny West by Allegheny Center

#### 2. Giant Eagle Corporate Cedar Ave-

- Joshua Shapira, Area Operations Director for Pittsburgh- Responsible for 9 area stores.

- Michael Lewis- Store manager-22 years w/Giant Eagle, 2.5 weeks on the job

- GE wants to meet our needs and community needs

- Call him with any issues

- Would like feedback, want it to be a positive store

- Nichele pointed out that the store needs upgrading, Shapira said that the store will see an upgrade in July.



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- Mike said he would commit to dispersing panhandlers and react to situations more quickly
- Armed security guards in addition to retaining current part time security, also retaining store security specialist
- Shapira says that they will create an environment where the jitneys the police themselves and have a regulated space
- GE will install bike racks
- Store has a new produce leader, new is experienced in GE corporate practice
- Organic section expanded
- Call 1-800 number with compliments,
- Company will donate security cameras to community (4 DVR systems each w/ 2 cameras along with labor to install wherever safety committee requests).

### 3. Robert Rubinstein URA

Chuck Alcon Housing

Julie Edwards Real Estate

#### A. Update on rest of block

- Blade sign reinstalled
- Permitting for interior work per tenant required for electrical connections on sign
- Bradbury under construction, 16 units, 4 units affordable
- Garden Theater- waiting for tenant that is best for the ultimate version of the block
- Balance of the block- URA working w/TREK to perform zoning analyses of what is feasible with block. Looked at partial demolition, complete demolition, incorporating buildings into new construction. Financing gaps are overwhelming. Developer and URA have picked 2 scenarios to examine more closely on cost and income side. Scenario 1- Keep 8 W North and Morton on Federal, demo 4,6. Build new within. Yield a 51 unit residential unit w/commercial frontage on Federal and North. Comm/Res mix requires extra cost to do fire separation. Scenario 2- Complete demolition. Stick built (construction built wooden frame without steel and concrete) residential development, maximum 3.5 stories, no commercial. Storefronts would be gym and conference room. 2 is more feasible.

-If TREK pulls out, permitted size of development would be reduced as the Garden Parcel would be excluded from FAR calculation, resulting in 28 units

-Timeline unknown

-Question: Will the glut of rental units already completed compete with new construction at GTB?

No, Northside is not yet overbuilt

-What is the fastest way to get the construction done? Morton building can be renovated and populated, but other buildings require complete rehab.

-Can Morton building be renovated exclusive of block? No, economics do not work given current market.

#### B. Grant Award for Allegheny Commons

- URA board directors authorized 250k grant to support rehab of park zone across from GTB.
- Lighting will be installed, tree pruning, planting
- Funding source is TIFF, funds must be deployed in TIFF district, funds will expire
- How far will the improvement district reach? Unclear
- How will the funding mesh with current ACI projects? New funding will allow ACI to reprogramming of funding

### 4. Ring Road Presentation- Patrick Dexter

- Meeting June 22 6PM Alloy 26, to convert ring road to two way traffic, include parking and bike lanes
- Question: Is there funding to restart traffic lights/modify plan if plan is unsuccessful? Yes, this is a community based process with funding in 2018.



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5. 108 Carrington

- Slated for Great House Sale.
- City condemned and put on demo list
- Property sold to Frank Quinn
- Multiple bids solicited, Quinn only developer available
- Devcom is working on remainder of house inventory to get those properties into private hands

6. Safety Committee

- Shooting on Arch at Alpine
- Board wants to reform safety committee, call for volunteers, and get eyes on streets
- Any call into 311, 911, gets more eyes on street.



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