



# Allegheny City Central Association

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## General Membership Meeting Minutes Monday, March 12, 2018 Alphabet City, 7:00 p.m.

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### In Attendance (76)

Aerion Abney, Chuck Alcorn, Eve Alden, Brian Beran, Jeff Brizek, Chris Cammarata, John Canning, David Charlton, Laurie Charlton, Maggie Connor, Zolina Cook, Patrick Dexter, Bill Donovan, Nan Donovan, Silvia Duarte, Sarah Sims Erwin, Heather Fletcher, Kevin Flowers, Joan Gielas, Beth Hackney, Tom Hardy, Raymond Helwich, Kent Hensley, Arthur James, Paul Johnson, Stephanie Johnston, Brian Kaminski, Todd Kilgore, Joan Kimmel, Charles King, Carolyn Klingman, Mark Klingman, Heather Kniess, Graham Kukucka, Susan Larkin, Joe Manojlovich, Jeff Martin, Katie Martina, Ryan McNulty, Gillian McTiernan, Deirdre Menchaca, Charles Moore, Mark Myers, Darylin Nagy, Tim Nuttle, Molly Onufer, Nichele Parker, James Pastorius, Hans Pedersen, Shawn Pippi, Mace Porac, Henry Reese, Craig Reinhard, Robert Riefler, Danielle Ross, Nick Ross, Jeff Rothman, Sherah Rothman, Vincent Salvino, Julie Segner, Dave Seiden, Brian Shannon, Brad Spencer, Dean Stewart, Adam Stokes, Steph Strasburgh, Kelly Strutt, Patrick Sweeney, Richard Thompson, Erin Tobin, Andrew Wickesberg, Joseph Williams, Matt Williamson, Krista Winslow, Steven Winslow, Randy Zotter

### Introduction

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, March 12, 2018 at 7:00 p.m. in the meeting room at Alphabet City. The meeting was presided by Patrick Dexter and recorded by Nick Ross.

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### Announcements/General Discussion

Zotter motions to approve February meeting minutes; seconded by Jeff Brizek. Motion passes.

Jeff Martin from the Office of Councilwoman Harris announced that funding for ShotSpotter has been secured and will be implemented in Zone 1. 2018 paving list is being finished; Sampsonia among others will be paved.

Joseph Williams from the Office of Councilman Lavelle brought 2017 District 6 update literature to share among various minor updates.

Molly Onufer announced a finance app released by the city to inform residents on tax uses. Inclusive Innovation week will run from April 2-7. Cops and Kids summer camp registration now open. Citywide public safety meeting to be held April 18<sup>th</sup> at Teamsters Temple on Butler in Lawrenceville.

Erin Tobin from Pittsburgh Parks Conservancy announced that groundbreaking for the Northeast Fountain project will take place the first or second week of April.

Patrick Dexter introduced the topic of demolishing 4, 6, and 8 North Ave. as part of the Garden Theater block development with an explanation of the Memorandum of Understanding and a history of development efforts on the block. Vince Salvino motion during February's General Membership meeting to support demolition of these structures, which was tabled by Dexter so that a more detailed discussion with more ACCA members could be had. Chuck Alcorn from the URA then discussed ongoing activities with Trek including efforts to close financial gap to make development feasible. Zoning study also noted that Trek could group buildings on block in order to reach 5-story level of development. Spot rezoning of the block was determined not to be the correct path due to length of time and legal issues.



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- Question was about ability to close financial gap between Trek and URA. No timetable could be given.
- Question was asked about smallest financial gap of the options requiring demolition. URA answered that gap was between \$2m-\$5m.
- Question was asked if URA supports demolition. URA answered it was just one of the options under consideration.
- Question was asked how much public funding has been spent so far to preserve buildings. URA could not answer at the moment.
- Question was asked if a new developer would face similar challenges. URA answered that new developer would not only have as many challenges, but new developer would be unable to combine parcels for height bonus, creating larger funding gap.
- Comment was made that over decades of development and various options, 4, 6, and 8 have always been largest funding challenge with no developer able to overcome preservation cost and height restrictions.
- Question was asked if any other member of MoU has proposed demolition. No other entity has.
- Question was raised about potential funding gap even after demolition and why. Uncertainty and lack of similar development on the Northside was given as answer.
- Question was asked about process. After five years MoU can be re-evaluated.
- Question was asked about public safety and danger of collapse. Answer was given as yes.
- Representative from Preservation Pittsburgh introduced himself and explained he was in attendance to observe community comments.
- Question was asked about consulting parties meeting. Parties would meet after vote.
- Question was asked if URA would add money to partially close funding gap. URA answered yes.
- Comment was made that options should be presented with funding gaps before vote.

Dexter clarified the motion to support changing ACCA's position within the Memorandum of Understanding to allow for the possibility of demolition and called the vote for dues paying members; motion passes.

Dexter called the vote for community members for information only; motion passes.

Joan Kimmel motioned to write a letter in support of community efforts for adding noise mitigation at AGH helipad; Zotter seconds. Motion passes.

Vince Salvino announced that Northside Bridge Committee met for first time to discuss bridge replacements associated with Norfolk Southern rail line. More information to be shared after future meetings.

Meeting adjourned.



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