



General Membership Meeting Minutes
Monday, July 13, 2020
Zoom Virtual Meeting, 7:00 pm

In Attendance (28):

Lisa Bakowski, Paul Bakowski, Lucas Bagshaw, Beth Boroumand, Mohammed Burny, Maggie Connor, Marilyn Detwiler, Patrick Dexter, Jeff Diurba, Daniel Duffy, Joan Gielas, Thomas Graham, Arthur James, Deidre Menchaca, Bob Mistick, Sarah Mistick, Glenn Olcerst, Neil Parham, Amanda Primrose, Rachel Rampa, Henry Reese, Sherah Rothman, Julie Segner, Patrick Sweeney, Barbara Talerico, Cassandra Williams, Matthew Williamson, Laura Winter

Introduction:

The regular monthly meeting for the membership of the Allegheny City Central Association was held on Monday, July 13, 2020, at 7:00 pm via Zoom. The meeting was presided by Patrick Dexter and minutes transcribed from recordings by Patrick Dexter and Joan Gielas.

Announcements/General Discussion:

Thomas Graham from State Representative Jake Wheatley's office reported:

- Representative Wheatley's office is operating on Mondays and Fridays from 9:00 am to 2:00 pm by appointment. Call 412-471-7760 to schedule an appointment.
- Representative Wheatley's office is helping with Rent Rebates, Driver's Licenses, Unemployment Benefits, and more. Contact the office if you need assistance.
- Applications are open for funding for small businesses and individuals through the CARES Act. Contact tgraham@pahouse.net for more information.

Cassandra Williams, Community Relations Manager for Councilman R. Daniel Lavelle reported:

- Staff is currently not working in the office, but they are responding to calls and emails.
- Councilman Lavelle, with Councilman Ricky Burgess, introduced *Police Reform Legislation* to the city. Included in the legislation:
 1. Establishes a hiring freeze for Bureau of Police for now
 2. Demilitarization of the police
 3. Establishes that officers have a duty to intervene if illegal or unnecessary force is used by other police officers
 4. Establishes a "*Stop the Violence Fund*" that requires the city to dedicate funds equal to 10% of the police budget, for funding evidence-based violence prevention and social service programs

- During Covid-19, Councilman Lavelle is responding to some of the needs and issues of people in need. They are delivering meals three days a week to residents: families in need, senior sites, and churches. Email cassandra.williams@pittsburghpa.gov if you know of groups or families who are in need of food.
- Councilman Lavelle's Newsletter will be coming out soon with more information about other activities.
- Email any questions or comments for Councilman Lavelle to: cassandra.williams@pittsburghpa.gov or call 412-255-2134

Mohammed Burny, Legislative Aide to City Councilman Bobby Wilson's office reported:

- Mohammed Burny introduced himself and provided contact information
Email: mohammed.burny@pittsburghpa.gov
Phone Number: 412-255-2135

Minutes from June 8, 2020 General Membership Meeting:

Motion:

Maggie Connor motioned to accept the June 8, 2020 minutes as posted.
Sherah Rothman seconded.
Motion passed.

Northside Associates: Renovation of Northside Properties & 521, 523, and 525 Alpine Street:

Presentation by Bob Mistick and Sarah Mistick from Northside Associates

Bob Mistick expressed appreciation of the support and engagement that Northside Associates has had with the neighbors living in the Northside. He thanked neighbors for their acceptance of what they are trying to accomplish.

Update on Renovations of Northside Associates' Properties

Northside Associates owns about 75 houses in Central Northside that has around 100 units of affordable housing. They are committed to preserving these properties as affordable housing. They should complete the renovations by the end of 2020.

Update on 521, 523, and 525 Alpine Street

Three houses on Alpine Street (521, 523, and 525) will not be included in Northside Associates' planned renovations. These three properties are next to Alpine Park. Bob Mistick proposed that those properties can be acquired and taken down to provide more parking on Alpine and expand Alpine Park to benefit everyone in that area. If that effort were to be advocated, Bob Mistick would be willing to cooperate with such an effort. If the community does not want the expansion of Alpine Park, Northside Associates would plan to sell the properties.

Questions and Comments:

1. Neighbors appreciate the commitment from Northside Associates to keeping a mixture of affordable housing within the fabric of the neighborhood to provide a mix of affordable housing next to people who own their home or rent at market rate. The renovations will modernize the 100 units and bring them up to a better standard of living.



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2. Will plans for the buildings and parking lot on Alpine be submitted to the ACCA Development Committee?
 - a. Originally, Northside Associates planned to move Alpine Park fencing, renovate the three buildings, and keep them as affordable housing. But the houses presented challenges with mature trees, trash, and parking, and frame houses are difficult to rehab. The alternative plan is to have the properties acquired and taken down to provide more parking on Alpine and expand Alpine Park as a benefit to neighbors. Northside Associations will not be doing the development so there is no need to submit plans. The reason for coming to the ACCA meeting was to bring that idea to the membership.
3. A request was made that ACCA and neighbors continue to be given updates about this project.
4. Should Northside Associates put together a proposal and present it to the Development Committee?
 - a. This is not a development proposal by Northside Associates. If the neighbors wanted to advocate for an expanded park and more parking, Northside Associates would cooperate. This is an opportunity for development by the community group and/or by the city.
5. Should there be discussions with neighbors who live in the area to get their input?
 - a. It sounds like there have been meetings, and the ACCA Board continues to stay involved. It is hoped that information will be shared, and residents will be engaged as appropriately needed.
 - b. This is a leadership issue, not a development proposal. If someone wants to take leadership (a politician or the community group), Northside Associates will help with this opportunity. This plan will not be inexpensive and would involve several city departments.
 - c. Northside Associates will not be keeping these properties as affordable housing.
 - d. If the community does not have the will to take on this project, then having the properties return to market rate rental would benefit Alpine Street - more so than affordable units.
6. Is there a timeline for the decision of the project?
 - a. The first step this year would be to know if the community wants to proceed. Feasibility of the project could be done by the spring. Northside Associates has some flexibility.
7. Alpine Park is a neighborhood park that can be made larger and more accessible so that it could be used by many families. Laura Winter offered to head a committee to gather information.
8. How much would this project cost?
 - a. Acquiring the land and expanding the park could be a \$1,000,000 to \$1,300,000 activity.
9. Lucas Bagshaw has previously canvassed the neighborhood to ask park users what they would like to see happen to Alpine Park, and what improvements should be made? Laura's help with this will be greatly appreciated.
10. A Fact-Finding Mission is needed on behalf of ACCA. This information gathered could be brought back to the membership to identify the kinds of things that would have to be considered. Members could maybe vote on how to move forward. There are grants available through the city and state for planning, design, and implementation.



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PWSA Presentation for Lead Service Line Replacement Program:

*Rachel Rampa, Sr. Public Affairs Coordinator
Dan Duffy, Lead Program Manager for PWSA*

PWSA is currently wrapping up their 2019 Lead Service Line Replacement Program that included a portion of the Northside. PWSA will be adding additional properties in Central Northside during the 2020 phase of the program. The program will start in August 2020 and should be finished in mid-October 2020.

PWSA has sent out a 45-day notice letter to properties that have been identified for the program and will be doing full-service line replacements at no cost if homeowners give permission. A Property Access Agreement must be signed by the property owner and returned to PWSA to start the process.

If you are not a part of the program, but would like to get your Service Lines replaced, there are Lead Financial Assistance Programs available. For more information, call 866-762-2348.

PWSA offers additional resources such as customer-request water testing, coupons for discount water filters, and informational videos at <http://lead.pgh2o.com/>.

If you have questions, contact the PWSA Lead Help Desk by email at LeadHelp@pgh2o.com or by calling 412-255-8987.

Questions and Comments:

1. After sending in the approval letter, how will your rep contact resident or schedule appointment?
 - a. The PWSA Lead Help Desk will contact residents. PWSA will set up the initial meeting and the contractor will schedule the work.

2. Is there a website that will show which houses have been approved since funds are limited?
 - a. The map on PWSA's website will show houses to be serviced. You can also call to find out more information. Website is: <http://lead.pgh2o.com/your-water-service-line/planned-water-service-line-replacement-map/>

3. How do you know if your home has been approved for the Lead Line Replacement Program?
 - a. If you were sent an agreement you have already been approved. The earliest work will start is in Mid-August through the beginning of September.

Reference:

View the presentation given by PWSA representative:

<http://www.alleghenycitycentral.org/wp-content/uploads/2020/07/PWSA-Summer-2020-Lead-Line-Replacement-Campaign-ACCA-GM-Meeting-2020-07-13.pdf>



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Request for Letter of Support – City of Asylum:

Henry Reese requested a Letter of Support for the use of Reddour Street for outdoor dining during the pandemic. City of Asylum would like to close all or part of Reddour Street between West North Avenue and Eloise Street. The outdoor area will be used to offer food and beverage service under the City's Slow Streets program. This will not be a permanent change, just temporary during this program. This request would also depend on obtaining a tenant for the restaurant space in Alphabet City.

Questions and Comments:

1. How long will this street closure be in place?
 - a. Initial Program was set up to be in effect until August, but it will possibly be extended by the City.
2. Are there any other property owners that will be impacted?
 - a. Henry will be talking to owners of the building across the street from City of Asylum on West North Avenue. He has already talked to TREK Development about this. Neighbors living in the Bradberry Apartments on Reddour Street could be affected.

Motion:

Beth Boroumand motioned to Write a Letter of Support to Temporarily Close a Portion of Reddour Street for Outdoor Dining at City of Asylum.

Motion seconded by Barbara Talerico.

Motion passed.

Request for Letter of Support – TREK Development:

TREK Development requested a Letter of Support to the City of Pittsburgh Planning Commission for the consolidation of the properties that are on the corner of West North Avenue and Federal Street. TREK will consolidate these properties to be eligible for a LEED FAR (Floor Area Ratio) Bonus.

The City of Pittsburgh Planning Commission public hearing about the Garden Theater Block Lot Consolidation will be held virtually on Tuesday, July 14 at 1:00 pm. There will be an opportunity for public comment at the meeting.

To join the Zoom webinar, use the link: <https://us02web.zoom.us/j/88275113502> or call 301-715-8592 with Webinar ID: 882 7511.

Motion:

Barbara Talerico motioned to Write a Letter of Support for the Lot Consolidation by TREK Development.

Motion seconded by Maggie Connor.

Motion passed.



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New Business:

No ACCA meeting will be held in August 2020, so the next General Membership Meeting will take place on September 14, 2020. Any questions that come up before the September meeting can be sent to: pdexter@accapgh.org.

Meeting Adjourned at 8:30 pm.

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