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**General Membership Meeting Minutes**  
**Monday, January 9, 2023**  
**Zoom Virtual Meeting, 7:00 pm**

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**In Attendance (23):**

Rick Belloli, David Charlton, Laurie Charlton, Maggie Connor, Dana Fruzynski, Joan Gielas, Daniel Haas, Matthew Hartford, Julianne Hluska, Arthur James, Todd Kilgore, Joan Kimmel, Deirdre Menchaca, Faith Mudd, Marirose Radelet, Sherah Rothman, Vincent Salvino, Nancy Schaefer, Richard Thompson, Erin Tobin, Sharon Watkins, Lynne Weber, James Wick

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**Introduction:**

The regular monthly meeting for the membership of Allegheny City Central Association was held on **Monday, January 9, 2023** at **7:00 pm** via Zoom. The meeting was presided by **Maggie Connor**, and minutes were recorded by **Vincent Salvino**.

Maggie welcomed everyone to the meeting.

**Approval of Meeting Minutes**

- Minutes from the November 14, 2022 ACCA Meeting were approved.
- All Meeting Minutes can be found on ACCA's website:  
<https://www.alleghenycitycentral.org/acca/meeting-minutes/>

**Membership Dues**

- Joan Gielas noted that ACCA membership dues expired on December 31, 2022 and memberships will need to be renewed for 2023.
- To join ACCA or renew your membership:  
<https://www.alleghenycitycentral.org/acca/join-renew/>

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**New Business:**
**Lynn Weber, Joan Kimmel, Nancy Schaefer: ACCA Affordable Housing Committee Report**

- Joan Kimmel presented a history of ACCA/CNNC's Affordable Housing Projects.
- In the 1970s, Neighborhood Housing Services focused on keeping people in their homes and reducing blight.
- The neighborhood obtained titles for 32 vacant properties for the Great House Sale. People applied, and if selected through a lottery, they were able to buy a house for \$100.
- In the 1980s and 90s, the reduction of blight continued. The HOPE 3 project was also used to obtain vacant lots.
- In the 2000s, the Federal Street Project was completed with 38 new houses on Federal Street and 3 on Alpine.
- The current goal of the ACCA Affordable Housing Committee is to work on strategies to include affordable housing within our neighborhood in the future.
- The ACCA Affordable Housing Committee will be looking for support from ACCA as it moves forward.
- At the General Membership Meeting in March 2023, ACCA will be inviting affordable housing organizations to the meeting to discuss further.
- View the presentation given at the meeting by Joan Kimmel:  
<https://www.alleghenycitycentral.org/wp-content/uploads/2023/01/NS-Affordable-Housing-Joan-Kimmel-ACCA-Meeting-2023-01-09.pdf>
- For information about the ACCA Affordable Housing Committee, contact:  
[housing@accapgh.org](mailto:housing@accapgh.org)

**Rick Belloli from Q Development: Garden Theater Block Update**

- The corner building of the Garden Theater Block (6 W. North) is proceeding and will hopefully be occupied in June 2023.
- The plan is to have the Garden Theater marquee and blade sign converted to LED because the neon is failing. Developers are working with Sign Innovations.
- Vince asked if the LED will be able to change colors.  
The sign will be able to change colors, but that feature won't be used regularly.
- The Garden Theater Block will hopefully be done by December 2023.



- Arthur asked what exactly was failing with the neon lights.  
Rick explained that part of the connections were failing. The ‘boots’ are facing up and collecting rainwater. Developers came to the decision that keeping the neon lights was unsustainable because of the way that they were designed and installed.
- A question was asked about the plans for the Morton Building.  
The replacement building will be the same size, scale, and coloring of the Morton House. Some stonework will be preserved. The building will be all residential with 10 apartments.
- Matthew Hartford asked about ways that the Garden Theater Block project would further the diversity, growth, and uplifting of community members, specifically related to the commercial tenants. Is any consideration being given to where these businesses will come from? Are they local businesses, entrepreneurial ventures?  
The tenant for the corner of 6 West North will be Starbucks. Rick said they are currently negotiating with a Northside business that has a proposal that they like for the Garden Theater building.
- Danny asked what the rent would be for the apartments of 6 W. North.  
For Residential apartments: Studios will be around \$1,100. Two bedrooms are closer to \$2,500. There is a luxury 3-bedroom unit on the top floor.
- Rick noted that 25% of the Bradberry Building apartments are affordable. Rick said they try to blend affordability with market rate whenever possible.
- Lynne asked what scale they are using for the Bradberry apartments.  
Two units are at 80% AMI and two are at 120% AMI.
- Maggie asked Rick about Norfolk Southern Railroad’s Pittsburgh Vertical Clearance Project and the plan for bridge replacement at the West North Avenue and Brighton Road intersection.
- A Public Meeting will be taking place on January 18 at the Convention Center. Everyone is welcome to attend. [PVC Public Meeting Flyer 2023-1-18.pdf \(nscorp.com\)](#)
- On December 14, 2022, there was a meeting for stakeholders. Rick explained that he wrote a letter asking why the bridge needs to be raised as much as is planned.
- [The Pittsburgh Vertical Clearance Projects | In Your Community | Norfolk Southern \(nscorp.com\)](#)



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**Announcements:**
**Julianne Hluska from Councilman Bobbie Wilson's Office**

- The Public Meeting for the Norfolk Southern Railroad's Pittsburgh Vertical Clearance Project will be held on January 18 at the Convention Center.
- North Avenue Signals development project - Patty Ward, Project Manager, reported that there is a delay. They completed a traffic study. Other meetings need to occur in January or February. Design will be in the spring, followed by public comment. Construction will begin in 2025.
- Vince asked/suggested that the North Ave project be aware of the railroad bridge replacement. Julianne does not have an answer for this. But the city doesn't want to make any major traffic obstruction.
- The district has been reapportioned as of January 1, 2023. District 1 now has all of our neighborhood and most of the Northside, plus the Strip District, and parts of Downtown.
- The Jefferson Rec Center has finalized an RFP for the project, which should be released this month. Once the RFP is confirmed, the design would take 12-18 months.
- Maggie asked if the RFP for Jefferson Rec Center can be shared. Julianne will ask about that.
- Allegheny City Electric is preparing to install the electrical panel in West Commons. The lights will hopefully be working early February at the latest.
- Vince asked about the pile of belongings in North Commons.  
It was explained that the city is aware of the pile. This is on the list of priorities for DPW. Julianne will follow up to find out more information.
- Vince asked if neighbors should still call 311 to report this issue.  
Julianne said people should still report through 311.
- Matthew Hartford asked if the belongings are from a known person.  
Erin explained that the person is known, and it is the same person who had their belongings out in the park last year. Several City offices are aware of the situation. People should still contact 311 with concerns.
- For updates on DOMI Projects: <https://engage.pittsburghpa.gov/>
- Julianne Hluska contact info: [julianne.hluska@pittsburghpa.gov](mailto:julianne.hluska@pittsburghpa.gov)



**Erin Tobin from Pittsburgh Parks Conservancy and Allegheny YMCA**

- Pittsburgh Parks Conservancy was given a distribution of the tax allocation for Allegheny Common Park. An \$800,000 budget was approved for Allegheny Commons' North Promenade and other park projects.
- Lighting will be installed in North Commons.
- The Allegheny YMCA will be doing significant renovations in 2025 during the North Avenue project.

**Danny Haus from Mexican War Streets Society: Upcoming Events**

- MWSS Progressive Dinner is returning. Look for details late February/early March.
- The MWS Yard Sale is happening on Saturday June 10th this year from 9am - 4pm. MWSS moved weekends to compliment the Pittsburgh PRIDE events and other events that are usually happening on the 1st weekend of June.
- STOOP Nights will be returning once the weather changes: usually May - October every last Thursday of the Month.
- The House Tour is coming back. Look forward to the House Tour sometime in September (date tbd).
- The MWSS Annual Holiday Party will be in December as well as the Holiday Decorating Contest.

**Maggie Connor Reporting for Andrés Franco from City of Asylum**

- Andrés is stepping down as the Executive Director of City of Asylum. Charlotte Cohen will become the Interim Executive Director as of February 1.
- City of Asylum is asking for a letter of support to obtain grant funding for their Jazz Poetry Month.
- Vince motioned to send the Letter of Support. Lynne seconded. Motion passed.

**Dana Fruzynski from Northside Leadership Conference: Overdose Prevention Training**

- Dana Fruzynski mentioned that the Northside Leadership Conference and Allegheny County Health Department will be hosting an Overdose Prevention Training Session on Saturday January 21, 2023 from 10:30am-12:00pm at Community House Church (120 Parkhurst Street).

**Meeting Adjourned.**

