## General Membership Meeting Minutes
## Monday, January 20, 2026
## Arch Court, 7:00 pm

### In Attendance (29)

John Canning, Larry DiCicco, Andrea Fridley, Nick Furar, Keane George, Megan George, Joan Gielas, Ryan Haile, Dan Hosier, Arthur James, Max Joffe, Todd Kilgore, James Lawrence, Morgan Martin, Sarah Olexsak, Jacob Robison, Ian Russel, Mark Sidman, Patricia Sidman, Katherine Stern, Rick Stern, Heather Stone Fletcher, Andrew Stump, Richard Thompson, CJ Thorpe, Chris Wheelock, Nada Wheelock, Steven Williams, Crystal Witt

### Introduction

The regular monthly meeting for the membership of Allegheny City Central Association was held on **Monday, January 20, 2026,** at **Arch Court**, located at *1310 Arch Street*. The meeting was presided over by **Jim Lawrence**, *ACCA President*, and minutes were recorded by *ACCA Secretary*, **Larry DiCicco**. An Attendance Roster recorded those present at the meeting.

**Approval of Meeting Minutes:**

- A motion to Approve the Minutes from the ACCA General Membership Meeting that was held on November 10, 2025 was made by Joan Gielas and seconded by Jim Lawrence. The motion passed unanimously.
- All Meeting Minutes can be found on ACCA's website: https://www.alleghenycitycentral.org/acca/meeting-minutes/

**Membership Dues/Donations:**

- A reminder to all residents to join ACCA or renew their membership either at a General Membership Meeting or online. Membership Dues are $5 per person, or $3 for 60+. https://www.alleghenycitycentral.org/acca/join-renew/

- Allegheny City Central Association is a 501(c)(3) non-profit organization that relies on donations to operate. Donations can be made at any General Membership Meeting or online. https://www.alleghenycitycentral.org/donate-today/

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## Allegheny City Central Association Announcements

**ACCA 2026 Priorities and Objectives**

- **Jim Lawrence**, *President of Allegheny City Central Association*, presented **ACCA's 2026 Priorities & Objectives** for the organization to the meeting attendees.
- The financial condition of ACCA needs attention and is top priority. In line with that, more assistance and help are needed from volunteers to assist with the organization's functioning.
- For past years, ACCA has been mostly financed by local grants. That has not been the case in recent years for numerous reasons, including COVID.
- ACCA has a modest budget of about $5,000 per year. The current dues - at $5 per member - cannot provide the budgeted amount needed. ACCA must address ongoing funding of the organization. Greater participation and volunteer involvement is essential for identifying and pursuing fundraising activities.
- To promote member participation and the necessary funding, ACCA's communication and Internet presence needs to be improved. The organization is also seeking volunteers in that capacity.
- More volunteers are needed to support the organization in general. Mr. Lawrence emphasized that volunteers could serve various functions, including those who can help on an on-going basis, those who can help by participating, and those who can help with specific projects.

- *PLEASE NOTE: The materials presented by Jim Lawrence for his talk about the **ACCA 2026 Priorities and Objectives** can be found attached to these minutes, as well as on [Allegheny City Central Association's website](.).*

**Member Comments and Suggestions Related to ACCA's 2026 Priorities and Objectives**
- During the meeting the following comments and suggestions were recorded from the members in attendance:
  - A discussion took place to launch social engagement within the community. Mr. Kilgore offered to host such an event to help.
  - It was suggested that the Board, or a designated representative, approach Allegheny General Hospital for some sort of financial support.
  - An ACCA Booth at Mexican War Streets Society Yard Sale was suggested. ACCA could accept donations and display them to raise money. Anything left could go to Goodwill.
  - Alpine Lots are still a key asset for ACCA. Development activity is still in progress.

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- o   It was suggested that the Board, or a designated representative, contact Mistick, Inc. for financial assistance.
- o   It was suggested that better meeting content would increase participation and subsequently, membership.
- o   A bigger effort could be made for National Night Out (NNO). Consider location change.

## Community Announcements

**Request for Letter of Support for Proposed Bakery at 307 North Taylor Avenue:**

- Jim Lawrence introduced **Allegheny City Reality** owners, **Megan and Keane George**, to the membership to discuss planned bakery.
- Allegheny City Reality (ACR) requested a Letter of Support from ACCA for a bakery that will be located at their property at **307 North Taylor Avenue**.
- The property is in a Residential Zoning District and ACR is attending a Zoning Hearing with the City of Pittsburgh for approval of the bakery in the first week of February, 2026.
- ACR has met with the Historic Review Commission (HRC) and the Mexican War Street Society (MWSS) about the bakery. Both groups have approved/supported the bakery.
- The architect for the bakery is **John Francona**.
- The proposed name of the bakery is *Magpie*.
- **Andy Stump** will be the operator of the bakery. Andy indicated it will be a counter-service bakery, primarily to service a walk-in customer base. No seating is anticipated in the bakery. Currently, they plan on being open six days per week.
- Mr. Stump and his wife operate a similar bakery in Regent Square named [Madeleine Bakery and Bistro](#). That bakery has been operating for eight years.
- Mr. Stump indicated that based on the Regent Square bakery, he expects most of the customer base to be walk-ins. No outside parking provisions are part of the plan.
- Jim Lawrence made a motion to approve the Request for a Letter of Support for the new bakery. Todd Kilgore seconded the motion. The membership voted unanimously in favor of a Letter of Support for the bakery at 307 North Taylor Avenue.

**Update from the Office of Councilman Bobby Wilson:**

- **Morgan Martin**, *Legislative Aide from the Office of Councilman Bobby Wilson*, provided an update on the **North Avenue Traffic Calming Project**.
- The January scheduled detour, originally planned for two weeks during the day (8:00 am to 5:00 pm), will now be an around-the-clock detour. The detour will only be required for three days, January 26th through 28th.
- Contact Morgan for legislative inquiries at Morgan.Martin@pittsburghpa.gov.

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**Update from the Office of Mayor Corey O'Connor:**

- **CJ Thorpe**, *Community Liaison from the Office of Mayor Corey O'Connor* and Allegheny City Central neighbor, introduced himself as contact for ACCA.
- A listing of City Grants was requested from Mr. Thorpe so ACCA can review and apply for appropriate Grants.

**Next ACCA General Membership Meeting: February 9, 2026**

Allegheny City Central Association will hold its next General Membership Meeting from **7:00 to 8:30 pm** on **Monday, February 9, 2026**. The meeting will be held at **Arch Court**, located at **1310 Arch Street**.

**The Meeting was Adjourned.**

**Allegheny City Central Association**
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Website: www.alleghenycitycentral.org

# ACCA Organization

# 2026 Priorities and Objectives

ACCA Membership Meeting

January 2026

# Priority Areas

- **Communications & Internet**

- **Membership & Fundraising**

- **Development Committee**

- **Environment & Safety**

## Future Area(s)

- **Bylaws**
- **Other? (tbd)**

# General Approach / Perspective

- Identify & recruit residents willing and able to contribute time & expertise
    - Three types of volunteers
        - Advisors
        - Project Workers
        - Ad Hoc Resources (e.g. might be available to help, but depends)
    - Different types of activities (One-time projects, On-going, other)

- Have a kick-off meeting to establish specific objectives (open to all)
    - For some folks (i.e. Advisors), simply collaborating in the kick-off meeting will be the extent of the time we need their help.

- Form some working groups to address related objectives (2 to 3 people)

- The working groups can ask for advice from Advisors (e.g. emails)

- Create Networks – Not Committees!

- Do need to have some reporting mechanisms – to BoD & Membership
    - TBD – whatever makes sense, does not waste time
    - Depends on the nature of the activities

# Communications & Internet

Postings (meeting notices, announcements, etc.)
  Email
  Web-site
  Facebook

Updating existing web-site (with no alterations)
  Take down out of date material
  Populate with relevant current material
  Removal of copyright symbol

Alterations to existing web site (?) [seems to be WordPress]
  Revamp for mobile/smart phone presentation
  Addition of comment threads for certain postings (?)

Social media
  Maintain Facebook page
  Other – TikTok, Instagram, Nextdoor, etc.

# Membership & Fundraising

Define annual financial needs/cash flow requirements
    $4,500 annually (approximately)
    Target $2,000 from dues <u>and</u> donations
    Would still need $2,500 from other sources

Email & Social Media Membership & Fundraising Drive
    Solicit direct donations and dues
    Volunteer recruiting (for specific things)

Fundraising Events
    Pay-to-party fund raiser, with donated/discounted entertainment & venue
    ACCA booth(s) at the MWS Neighborhood Yard Sale (sell donated stuff)
    Other Fundraising Ideas?

Grants
    Explore potential sources
    Determine feasible grant pursuits
    Draft grant proposals

# Development Committee

Current Activities:

- Engage with DCP & City Council on RCO Program
- Light-of-Life Building Redevelopment (Rising Tide)
- Brighton Road Working Group
- Alpine Lots Project

Already Staffed

- Development Activities Meetings (DAMs)
- Alpine Lots landscape maintenance

Could use Some help

Possible Additional Activities:

- Neighborhood construction oversight/monitoring
- Neighborhood Statistics, vacant/tax delinquent property catalog, etc.
- Home Owner Advisors
- Contractor Referral

One or two additional committee members would also be helpful

# Environment & Safety

Safety Committee Representative

Litter & Weed clean-up crews

National Night Out event planning/execution

Other?