

# Community Meeting AGENDA

**Point Breeze North Development Corp.**

**January 8, 2018**

**7:00pm – 8:30pm**

*(Agenda listed in black, minutes from dialogue added in blue under each section)*

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<b>1</b>	<b>Safety / Crime Update</b> <ul style="list-style-type: none"><li>• Crime update to follow is from the past 2 months</li><li>• Officer Butch worked for Parks &amp; Rec before police</li><li>• Overall crime in area is down</li><li>• Thefts from cars biggest crime in area from cars left unlocked, windows rarely smashed</li><li>• Dec 11th armed robbery at Family Dollar, arrest was made, connection to 6 other robberies</li><li>• 2 narcotic arrests (up 300% this year) at 7500 block of Penn and at Penn &amp; Braddock</li><li>• Dec 4th shots fired at police with rifle after pulled over in Wilksburg for traffic violation, possible connection with robbery in Homewood</li><li>• Other issues: thefts, hit &amp; run, criminal mischief</li></ul>	Victoria Butch Community Resource Officer – Zone 4
<b>2</b>	<b>City of Pgh – Community Outreach</b>  <u>City Planning:</u> <ul style="list-style-type: none"><li>• Registered Community Organizations<ul style="list-style-type: none"><li>○ Proposed legislation</li><li>○ PBNDC is moving forward with registration</li></ul></li><li>• PBNDC – Requested bi-monthly / quarterly meeting updates – collaboration discussions. TBD</li><li>• Demi used to work for Operation Better Block, board knows her well</li><li>• Requirements to be a registered community organization include having bylaws, annual public election, etc.</li><li>• Must be a Registered Community Organization to receive grant from the city, can only be 1 per neighborhood</li><li>• ELDI and Lawrenceville United were on steering committee to determine this designation</li></ul>	Corey Buckner (Absent) Demi Kolke

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**Committee Updates**

Beautification Committee:

Brian Aippersbach

- Committee to resume work after Lexington has passed

Strategic Planning:

Seth Hufford

Property Development:

- Property Development Committee
  - First Monday of each Even numbered month.  
IE – Feb, April, June, Aug, Oct, Dec
  - 7pm – 8pm
  - Please sign up by emailing [info@pointbreezenorth.com](mailto:info@pointbreezenorth.com) if interested in joining the Property Development Committee, which will discuss Lexington and other below concerns separate from open meetings
- 7054 Thomas Blvd
  - Jan - Finalizing Buyer Qualifications
  - Feb – Review all interested offers
  - Feb – Make final selection
  - Need to come up with evaluation criteria so we can find best fit for neighborhood
  - Charlene - our lawyer mentioned that some buyer qualifications are not specific enough to be enforceable (i.e. “in style of neighborhood” would have to instead list architectural styles to make it less objective)
- Lexington Park
  - Latest Meeting was Jan 4<sup>th</sup> – Homewood Library - URA Hosted - 4 people in the room tonight were present at this meeting. Judith K. Ginyard also posted a video of the whole meeting to her Facebook page if anyone wants to watch and was not able to be there. Thank you, Judi!
  - Next Steps (**URA**)
    - Plans to issue RFP at the end of Jan. 2018

Blyden O.Terry

Jason Lardo

Jeff Wetzel

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- Will pre-screen proposals to ensure they meet criteria and evaluate confidential financial statements
  - Review Committee will evaluate final proposals
    - 2 Rep PBNDC
    - 1 Rep Homewood-Brushton Business Association
    - 1 Rep Ed Gainey's office
    - 1 Rep Councilman Burgess office
    - 1 Rep Mayor's office
    - 1 Rep Dept City Planning
    - URA staff
  - Requested a monthly community update on where the process stands
  - Next Steps (**PBNDC**)
    - PBNDC Committee Reps
      - Jeff Wetzel
      - Blyden O.Terry
      - These individuals will be able to review the draft RFP before final comments go out
      - This position will not be able to vote. They will just be able to express their point of view. The URA board makes the final vote.
      - URA board meetings are public, every 2nd Thursday at 2pm
    - Alternate Committee Reps
      - Seth Hufford
      - Brian Aippersbach
    - Neighborhood Statement Summary
      - Property Committee
      - Others interested?
      - Finalize by Jan 19<sup>th</sup>
      - If anyone wants to help craft this Neighborhood Statement Summary on Lexington, please email [info@pointbreezenorth.com](mailto:info@pointbreezenorth.com) ASAP. 5-6 people present at the meeting volunteered to help with this.
      - Homewood is concerned about community groups not being
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tapped for input. PBNDNC can help by representing their concerns (i.e. enforcement for minimizing construction debris and noise, attention to busway stop) in our summary statement

- All our notes from community special meetings on Lexington will be attached in full to the RFP. The RFP itself may be very generic
  - Monthly Property Committee meetings
  - Any additional meetings requested prior to Draft RFP being finalized requested?
  - Reminder
    - Visit [www.ura.org](http://www.ura.org) for presentation, meeting minutes and environmental status
  - Lexington plot will not be subdivided for the RFP. A developer would have to do this themselves if they plan to build residential.
  - Blyden - TRID study and Bridging the Busway always had residential planned for this site.
  - May select a developer by Q2 or Q3 2018. URA promised additional community meetings before then.
  - Blyden - suggested we crowd the room during open meetings to express our opinions if we find our opinions not expressed in the RFP
  - Charlene and George - clear and succinct neighborhood statement will be critical
  - Judi - top 3 developers for Hunt Armory presented at URA board meeting, we should advocate for this
  - Jeff - for the Firestation, the top tier developers presented at the park shelter for community
  - Judi - we can always contact the top developers directly
  - Mike Gable - can we make this community group available for developers to get direct feedback from the community? Great idea!
  - Jeff and Blyden - URA seems to pick proposal based on best use fit, developer experience and capacity as top criteria
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- George - we can hold a press conference if we don't feel heard. Ed Gainey's office is a great asset.
- Brian - a lot of good work happened in this room
- Blyden - everyone is welcome to comment at URA board meetings, but Jeff represents PBNDC as the chair of the board
- Wilkinsburg TRID Study
  - Moving forward
  - Some impact to Point Breeze North
  - 10 month study starts this month
  - Study will be validated with community input
  - Take what they get in taxes and put back into community
  - Homewood TRID study didn't go anywhere because they didn't get a grant for approved status because they were up against a pool of 18 proposals
  - Wilkinsburg has some money, so this study could go somewhere

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**Community Outreach / Communications**

- Better ways to attract diversity of the neighborhood?
- Need a 'Champion' for each block
- New PBNDC logo and website to allow for online membership payments and better social media connections coming soon.
- If anyone wants to join committee, it meets on the Monday that follows the community meeting at 5pm. Email [k.m.henderson4@gmail.com](mailto:k.m.henderson4@gmail.com) to join

Deborah Gausmann  
Kelly Henderson  
Ashley Savisky

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**2018 Membership Drive**

- Accepting membership for 2018
  - \$15 Member
  - \$30 Board Member
  - \$50 Business

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**Board Member Elections**

- Voting for eligible members. (IE – paid 2018 membership and current owner / renter within PBN)
- Board can grow by factor of 2's
- Everyone nominated can join the board through election. No restriction.

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- Votes had totals between 12 and 14 votes per candidate.
  - All candidates were elected to join or continue serving on the board, including:
    - Jason Lardo (returning)
    - Seth Hufford (returning)
    - Brian Aippersbach (returning)
    - Mike Gable (new)
    - Kelly Henderson (new)
    - George Moses (new)
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**7            Open Business**

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**8            Next Community Meeting**

**March 5th 7pm – 8:30pm**

Note: Community meetings are held the first Monday of each odd numbered month. IE – Jan / Mar / May / July / Sept / Nov

Westinghouse Park  
Shelter

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