

# Community Meeting AGENDA

Point Breeze North Development Corp.

March 5, 2018

7:00pm – 8:30pm

(Agenda listed in black, minutes from dialogue added in blue under each section, action items highlighted)

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1	<b>Welcome – New Board Intro</b> <ul style="list-style-type: none"><li>• Mike Gable – resignation</li></ul>	Board Members
2	<b>Safety / Crime Update (not present)</b>	Victoria Butch Community Resource Officer – Zone 4
3	<b>City of Pgh – Community Outreach (Demi not present)</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></ul></li><li>• PBNDC – Requested bi-monthly / quarterly meeting updates – collaboration discussions. TBD</li></ul>	Demi Kolke  PBNDC Looking for 'Champion' to spearhead this endeavor
4	<b>Committee Updates</b> <u>Social Development Committee:</u> <ul style="list-style-type: none"><li>• Forming - talk to Kelly Henderson to join this committee (email <a href="mailto:k.m.henderson4@gmail.com">k.m.henderson4@gmail.com</a>)</li><li>• Past events to revitalize: concerts, house tours, block party, food trucks</li><li>• Nina Young willing to help with affordable housing conversations. Final project for Penn State class to design where to put affordable housing in a case study. Lives in Point Breeze.</li><li>• Park no longer has passive use designation, so it should be easier to host events there</li></ul> <u>Beautification Committee:</u> <ul style="list-style-type: none"><li>• Nothing to report</li></ul> <u>Strategic Planning:</u> <ul style="list-style-type: none"><li>• Nothing to report</li></ul>	Kelly Henderson          Brian Aippersbach  Seth Hufford

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### Property Development:

- Property Development Committee
  - Committee Members: Judith Ginyard, Charlene Haislip, Ian Fishman, Mike Gable, Cherylie Fuller, Craig Stevens
  - First Monday of each Even numbered month. IE – Feb, April, June, Aug, Oct, Dec
  - 7pm – 8pm
  - Kay - Anyone looking at the traffic? Where does that fit in? Would be under Seth's Strategic Planning committee. Concern with people not respecting traffic signs.
  - Craig - is there a protocol for committees to contact people in a timely nature? Yes, Board working on this with committees.
  - All meetings for this committee are at the Westinghouse Park Shelter during dates and times listed on agenda
  - Properties on Thomas, Simonton also part of vision for this committee. URA has 5 additional lots in our neighborhood
  
- 7054 Thomas Blvd
  - Buyer Qualifications have been revised
  - March 9<sup>th</sup> (To be confirmed) – All final offers
  - March 12<sup>th</sup> (To be confirmed) – Property Committee meets to review all offers
  - March ? – Property Committee meets to interview 'short listed' potential buyers
  - March ? – Property Committee makes final recommendation to Board
  - On schedule for all final offers by end of this week
  - Property Committee will meet 7pm on Monday, March 12th at Westinghouse Park Shelter to review offers
  - David - Beautification Committee should get together to tidy up this lot before it has an owner? Yes, talk to Brian if interested in helping.
  - Zoning defines maximum number of stories (3 stories, 30 ft), we are saying structure must be at least be 2 full stories in buyer's qualifications
  
- Lexington Park
  - Neighborhood Statement Summary
    - Writing committee

Blyden O.Terry  
Jason Lardo  
Jeff Wetzel  
George Moses  
Kelly Henderson

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- Writing committee looked at dot voting and meeting minutes
  - Didn't put specifics in on purpose to keep statement brief to make sure developers actually read this document
  - Craig - didn't know what we meant by "affordable rental/for-purchase units." Concern that results of dot voting exercise are not reflected in this statement. "Mixed income" housing funded by tax cuts is language he wanted.
    - Charlene - Want market rate and affordable housing built - affordable in two forms (apartments for rent, and homes for sale priced affordably)
    - Judi - our market rate housing in Point Breeze will exceed the purchase price of "affordability," When we are talking about "affordable" for this neighborhood, we will be talking about \$200,000 and below purchase price. We expect to go into more specifics once we have audience in front of developer.
    - Viv - big picture was that we were trying to get across that this neighborhood is characterized by diversity. Economic included. We did spend a lot of time looking at those dots.
  - Greg - thinks it's a really good document. Thank you to those who put effort into this. As good as we can do. Well expresses what came up in the meetings. Concerned that the URA will be where gentrification is not stopped. We need to fight if there are things that make it through the process that don't fit our vision. We need to stay vigilant in case the URA becomes the allies of the developers.
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- Nina - when you look at community plans, specifics are often included, why didn't we here? Including defining affordability.
    - Kelly - "research based practices" language gives us time to have this conversation about how we define affordable housing as a community.
    - Nina - we should have a neighborhood working definition of affordability for when the developers come to the table.
    - Kay - over a period of time things become unaffordable, i.e. due to upkeep (6705 Thomas as example)
  - David - we have to commit ourselves to educating ourselves on same language the developer is going to be using (like P4, see link below)
  - Emily Mitchell, URA - Performance, people, planet, place P4 benchmarking year for developers to self-assess within those measures
  - Nina - concern about neighborhood statement not being in RFP. Emily URA - we can note developers during review process that did not meet with us.
  - \_\_\_\_\_ - good point. Why can't the neighborhood summary statement be in the RFP? Not the way the URA does things at the moment.
  - Judi - say that the community feels that this attachment should be attached to RFP as taxpayers that want to change URA's process. Greg agrees.
  - Jeff - strong red flag if developers don't come talk to us when it's "strongly recommended." Charlene and Brian agree.
  - Melvin - Has not seen this sort of structured process for the community engaging with the URA and developers in his past. We are setting a precedent.
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Enjoy it. "You are in the driver's seat.  
Don't press too hard."

- Laura - what leverage do we have at the end of the day?
    - Emily - Review committee (2 from PBN, 1 from Homewood, 1 from Ed Gainey's Office, 1 from Burgess' Office, 1 neighborhood planner, various URA staffer) makes recommendation to URA board. Board makes vote in end. Review committee has input into recommendation.
    - Jeff - our organization has nothing to do with anything legally binding. URA holds developer contractually accountable for building what was in their proposal.
    - Emily - Zoning changes and other public meetings where public can weigh in if things need to change before development.
  - Jeff - review committee for Firehouse construction made same recommendation that URA board selected.
  - February 15<sup>th</sup> URA Hosted Public Meeting summary
  - RFP update
    - RFP release date – March 13th - [link to RFP](#)
    - Similar URA RFP's – Hunt Armory
    - P4 initiatives / assessments
      - <http://p4pittsburgh.org/pages/p4-performance-measures>
    - MBE / WBE inclusion
    - Jeff - read through Hunt Armory Shadyside RFP that is currently public if you are curious about what will be in this RFP.
    - Benchmarking year for P4, first time asking developers to comply with this.
    - Process to include and enforce (Minority Business Enterprise) MBE/ (Women Business Enterprise) WBE
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- Brian - board could have done a better job of appointing point person for scheduling meeting as we said we would. This is a lesson learned for us to have clear point person and line of sight for all actions.
  - Next Steps (**URA**)
    - Schedule update
      - April 19<sup>th</sup> – Community Process Meeting – Homewood Library 6pm
    - Charlene - top 3-4 developers will come directly to neighborhood as stated by URA in past? Yes, URA will host public meeting with short list of developers.
    - (1) Review committee review proposals
    - (2) Public Meeting
    - (3) Review committee decide if they want interviews with short list developers
    - Summary statement and meeting minutes will be given to developers when they approach us, not attached as cover letter to RFP
    - Mike - whether or not streets running through
    - RFP may be released next week
    - Emily from the URA will see if the summary will be attached to the RFP.
    - Judi - when is approximate end date of construction? Emily URA - no way to know. Likely not even choosing a developer until third quarter of 2018.
  - Next Steps (**PBND**)
    - Property Committee meetings with developers
    - Keep April Monday evenings open – April 9, 16, 23, 30 (to be confirmed)
    - Craig - Make sure there are a blend of people on property committee as development moves forward who live in close proximity to site and can comment on noise, construction debris, etc. Also suggests neighborhood advisory committee for site moving forward.
    - Mike - Urging board to make committee meetings with individual developers to
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be open to community instead of just property committee. Jeff answer - we can be very open minded about that group. Brian - property development committee runs bulk of meeting, open 10 min dialogue section at end to keep from getting out of hand.

- Judi - property committee should sit down and review RFP after it comes out to grasp, define and figure out how to respond to developers.
- Judi - we should be able to demonstrate to URA how community participation works. Other neighborhoods not afforded this luxury to dialogue. We are demonstration of how this is done successfully and hears everyone's viewpoints. Then push to city to use our model as best practice model. Civic responsibility to look at better ways for local government to communicate with community.
- Greg - let community know about comings and goings of businesses in community through board communications. Near Earth Autonomy business moving in where old dry cleaner used to be. High tech robotics company. Jeff - no mechanism for anyone to communicate with us if they are signing lease in neighborhood. Greg - parking, hours, lighting discussions with businesses moving in can be dialogue with community before they move in?
- Jeff - arrange time to meet all the businesses in our community as we move forward. Neighborhood-Business Relations committee or add to property committee's list of items?

- Reminder

- Visit [www.ura.org](http://www.ura.org) for presentation
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**Community Outreach / Communications**

- New Website - coming soon, will include meeting dates
- New logo
- Block Champions
- Aiming to get minutes from each community meeting out to everyone over email before next community meeting at latest

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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**Open Business**

- Judi - Potholes on Thomas really bad. Call 311. Viv - they started punching through these today.
- Judi - Abandoned car on Thomas with 4 flat tires. Call 311.
- Judi - re-address need for permit parking down near Construction Junction now that funeral home is becoming a residence again. This causes overflow of folks to next block over and crowing on street. Jeff - Seth and Strategic Planning can look at this.
- Judi - dead trees on Thomas. Brian will address through beautification. Judi to send picture/location.
- Kay - hump on Thomas where water line put in. Jeff will try to get Demi on our schedule who could address some of these issues.

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**Next Community Meeting**

**May 7th 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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