

CENTRAL NORTHSIDE NEIGHBORHOOD COUNCIL



CNNC Newsletter, Volume1, Issue 2: March / April 2012

Upcoming Meeting Alerts

- **General Membership Meetings**

Monday, April 9, 2012
Last chance to nominate

Monday, May 14, 2012
CNNC Board Elections

Monday, June 11, 2012

7:00–9:00 PM
(doors open at 6:30 PM)
Allegheny Traditional Academy

- **Safety Committee Meeting**

Next meeting TBD
Contact Paco Mahone
PMahone@cnnc-pgh.org

Inside this issue:

President's Update	1
CNNC BOD Election	2
Update: Branding	2
Updates: Safety, Development and Re-assessment	3
Community Events	4
Newsletter Contact Info	4
KaBOOM! CNNC Board Nominee Bios	Inserts

President's Update



Spring is here and the Central Northside is blooming with all kinds of exciting things.

**CNNC President
Chris D'Addario**

Garden Theater Block:

It's happening! In addition to the signed lease with Nakama, we announced the signing of a second lease for the Garden Theater space with Warren Spencer, former owner of the Firehouse Lounge, a popular night spot in the Strip District. Wayne Zukin and Craig Totino are charging ahead and expect more leases to be signed very soon. Before we know it the Federal/North Corridor will be transformed into walkable entertainment venues and restaurants for residents and destination spots for people around the city.

Media Coverage:

The positive developments in the Central Northside are catching the attention of the media. After the Mayor's press conference in the Masonic Hall on January 30th, TV and print media had a field day announcing the rebirth of the Federal/North corridor with the Garden Theater block renovations. If you missed any of it, check out our media page on the CNNC website: <http://www.cnnc-pgh.org/archives/886>. Recently, Craig Totino of Collaborative Ventures and I were interviewed on-air by Jon Delano of KDKA's *Sunday Business Page*. That clip is also on the website. The bottom line – the media is beginning to shine a positive light on the Central Northside.

Jacksonia Renovations:

October Development has begun renovations on the first of the properties in the 100 block of Jacksonia street! As you walk around the neighborhood enjoying this beautiful weather, check out how it is transforming right before our eyes.

KaBOOM! Playground:

I've been involved in behind-the-scene discussions to keep this project on track and recently sent a letter of support for the KaBOOM! playground. We are eagerly anticipating the addition of the new play area in early June. Look for the flyer and accompanying article in the newsletter. To all residents who have volunteered to participate in this great community project – thank you!

Pittsburgh Community Reinvestment Group (PCRG):

I'm currently exploring a couple of programs that PCRG operates that could be of benefit to the Central Northside. The Blight and Abandonment Coalition and the Vacant Property Working Group are two that seem of particular interest. PCRG is a re-investment group consisting of a coalition of nonprofit community based organizations. Their main body of work is to improve infrastructure, or try to retain rapidly disappearing infrastructure like transportation, and address housing concerns within Pittsburgh's urban neighborhoods.

CNNC Board of Directors Election – May 14, 2012



Nominees as of 3/31/12:

New nominees:

Steve Adams
Patrick Dexter
Brian Kaminski
Tom Westfall
Craig Worl

Current Board Members up for re-election:

Coleen Bender
Randi Marshak
David Shlapak
Andrew Wickesberg

(Available bios included in insert; more to come)

The April 9th General Membership meeting is the last opportunity to nominate someone for the CNNC Board of Directors. The election will be held at the May 14th General Membership Meeting.

As a reminder, here are the eligibility rules:

In accordance with the by-laws, each member shall be entitled to one vote and is eligible to become a candidate, provided he/she is:

[A] present at the meeting, **[B]** has attended at least one other regular membership or special membership meeting as a dues paid member within the last twelve months, **[C]** is a member listed in the membership list on the record date as established in the By-Laws and **[D]** is current with dues.

Also in accordance with the by-laws, a member is now defined as any person, at least eighteen years old, who is current with membership dues and resides in the Central Northside Neighborhood. An individual member is eligible to cast one and only one vote or ballot per CNNC decision or election. Group members are not eligible to vote in council business, including the Board of Directors elections. Nominations will be open now through the April meeting.

Please contact our Election Committee if you would like more information or to suggest residents who you believe would be good candidates. You can do so via email: elections@cnnc-pgh.org.

Branding Update



CNNC Branding Committee:

Anthony Cabral
Randi Marshak
Greg Spicer
Karen Bryant, Consultant

The rebranding process continues to move forward with some exciting milestones.

After months of consulting with North Star Destination Strategies, the firm hired by CNNC to review the Central Northside's existing brand and propose enhancements to better reflect the community's true value, the Branding Committee presented a proposed new branding platform to the CNNC Board of Directors on March 21st. The proposed platform consists of:

- **Concept** that supports a new narrative of our unique community and diverse residents
- **New name** for the Central Northside that better reflects this new narrative
- **Vibrant logo**, tagline and color palette

After careful consideration, approval was granted on March 28th for the Committee to share this proposal with key community partners for critical input and then present it to the larger community for review and acceptance at a special community meeting to be scheduled this summer.

We understand that everyone is anxious to see this proposed platform. The Committee is anxious to share it with you. We appreciate your patience as we navigate the process outlined by North Star, a firm that has helped communities, cities and even states all across the US to develop strong brands to tell dynamic stories of place and people.

Safety Update

The Safety Committee will roll out initiatives at the April CNNC General Membership meeting. Please attend and lend your voice to the discussion.

Easy steps you can take now.

One thing we can all do now that spring has sprung is to take a look around our homes for debris we can remove and exterior lights that need replacing.

Get ready to participate in our safety walks and stoops.

The safety walks provide an opportunity to explore some of the less frequented parts of our neighborhood and provide an opportunity to meet neighbors in those areas. The safety stoops are generally hosted by neighbors in the upper War Street to encourage community solidarity and awareness. More information will be announced at the April General Membership Meeting. We invite all interested residents to participate.

More eyes on the streets:

CNNC was fortunate to receive a gift-in-kind from Vector Security of camera and supporting equipment valued at \$11,000. That gift, in combination with a previous gift-in-kind from Giant Eagle valued at \$3,000, will help CNNC create a safer community. Equipment will be installed throughout the neighborhood in the coming months.

Contact Safety Committee Chair Paco Mahone for more information: pmahone@cnc-pgh.org

Re-Assessment Update

Common Pleas Court ordered the taxing bodies to use the old tax assessments (2002 Base Year System) for the 2012 tax bills. The new assessments will be used beginning in 2013. If you wish to appeal your property's new assessment for the 2013 tax year the **appeal must be filed by April 2, 2012**. More information and the appeals form may be found online at: www.county.allegheny.pa.us/opa

When you review your new 2013 assessment you should first make sure that the information about your property that the County has for your property is correct (square footage, lot size, number of bathrooms, etc.). This information would have been mailed with your assessment or can be accessed through the website listed previously. If any of the information is incorrect, you can fill out a form to provide the correct information.

If you decide to file a formal appeal make sure you are prepared with evidence that supports your position. This evidence could include a recent appraisal on your property, or a list of recent comparable sales prices. You also may want to consider hiring an attorney to represent you at the hearing, although this is not required. More information and resources are available online at: www.pittsburghpa.gov/mayor/appealassist/

This is a repeat of an announcement sent out electronically on 3/28/12. Information provided by Tom Hardy, Development Consultant

Development Update

Jacksonia Street Housing Development

October Development is working on a for-sale housing development that will include six new homes and one renovated home in the 100 block of Jacksonia Street. October's architect, Bob Baumbach,



is working on the site plan and specifications. All of the homes will offer off-street parking, and prices are expected to start just under \$250,000. We are working with October to explore the possibility of using geothermal heating systems, which will lower the heating and cooling costs for the new homeowners. Construction is expected to start this summer with homes becoming available early in 2013.

Garden Theater Block

Developer Wayne Zudin and his partners just announced the signing of a lease for the Garden Theater with the former owner of the Firehouse Lounge. In addition to the Nakama lease for the Masonic Temple, a letter of Intent is in place with the owner of the Round Corner Cantina and the developers are working to add additional leases. Stabilization work on 1113-1115 Federal St continues. This work is expected to be completed over the next few months.

National Register Historic District

The National Park Service has approved the expansion of the National Register Historic District to include the Garden Theater Block. This is important as it opens up Historic Tax Credits as a funding source for this project. The Developer is also working with the Pennsylvania History and Museum Commission on the review of the proposed site plan.

For additional information, please contact CNNC's Development Committee at (412) 465-0831 or development@cnc-pgh.org. Colleen Bender, Development Chair

Central Northside Neighborhood Council

Mission Statement

To enhance the lives of all Central Northside residents.

Vision Statement

By end of 2015 CNNC will transform all our neighborhood's vacant lots and empty storefronts by filling them with thriving individuals, commerce and families of all kinds.

We're on the Web.

Sign up to receive bi-monthly e-newsletter at:

www.cnnc-pgh.org

Questions or comments – contact CNNC at:
412.465.0188

Communications@cnnc-pgh.org

Media Blitz for Central Northside Redevelopment



CNNC is excited that the Central Northside is receiving very positive media attention these days. There was a frenzy of activity due to the Mayor's press conference in January, followed by the on-air interview by Jon Delano

of CNNC's Chris D'Addario and Craig Totino of Collaborative Ventures on KDKA's *Sunday Business Page*.

If you missed any of it, check it out on the CNNC website: www.cnnc-pgh.org/archives/886

Not CNNC Events But Worth Checking Out . . .

Tuesday April 4th, 7:00 PM (free-will donation)

Allegheny City Society Film Series
Feature film: "The Valley of Decision"
Allegheny Unitarian-Universalist Church

Monday, April 9th, 5:00 -7:00 PM

Councilman Lavelle's Monthly Community Meeting
Allegheny Library, Federal Street

Tuesday, April 17th, 7:00 PM (free)

Six Dutch Poets / The Living Room Chamber Music Project
City of Asylum Pittsburgh: www.cityofasylumpittsburgh.org/

Wednesday, April 18th, 6:30 PM

Allegheny YMCA Lecture Series
ART21 video & drawing class (free)
600 West North Avenue

Tuesday, April 24, 7:00 PM (free)

City of Asylum Pittsburgh: www.cityofasylumpittsburgh.org/
Reading by South African Poet Laureate (2006)
Keorapetse Kgositsile and music by Oliver Lake

Saturday, April 28th, 8:00 AM–4:00 PM

Imagine Art and Urban Connectivity—an event by the Community Design Center of Pittsburgh and the Children's Museum of Pittsburgh open to Gen-Y Artists, Thinkers and Creative People ages 18-25/412.391.4144 or terickson@cdcp.org

Friday, May 4th, 7:00 PM

Allegheny YMCA Annual Wine Comparative
The Renaissance Hotel
<http://www.ymcaofpittsburgh.org/locations/allegheny-ymca/>

Monday, May 5th (free)

City of Asylum Pittsburgh: www.cityofasylumpittsburgh.org/
4:00 PM (Journalist) / 5:15 PM (Poet):
Exiled voices of Iran (in English)
8:00 PM: Electronic bands in concert:
The Casualty Process (Iran) & TM Eye (Pittsburgh)

Saturday, May 12th

Hearts in the Park Walk: Allegheny Commons
<http://agh.kintera.org/faf/home/default.asp?ievent=1010913>

Summer at the YMCA

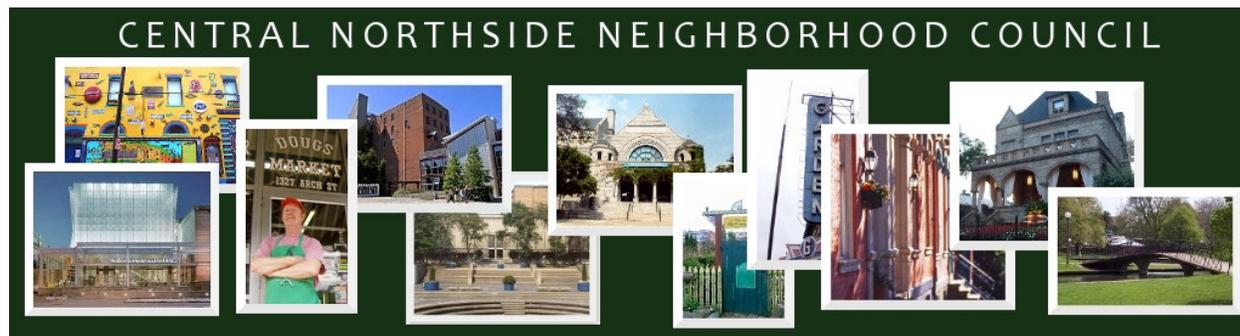
Check out all the new activities at the Allegheny YMCA
600 West North Avenue
<http://www.ymcaofpittsburgh.org/locations/allegheny-ymca/>

Thursday, June 21st (free)

City of Asylum Pittsburgh: www.cityofasylumpittsburgh.org/
Cave Canem poets

Saturday, September 8th (free)

City of Asylum Pittsburgh: www.cityofasylumpittsburgh.org/
Jazz Poetry Concert & Writers-in-the-Gardens



March/April 2012

Lineup of Nominees for CNNC Board of Directors Election

For your convenience and information, here is a list of those individuals currently on the ballot and their bios where available. The April 9th General Membership Meeting will be your last opportunity to nominate someone. Please plan to attend the May 14th General Membership Meeting and cast your vote!

New nominees:

- **Steve Adams:**

Pittsburgh has been my home for 13 years, 12 of those on the North Side. My wife and I have enjoyed the challenge of restoring and updating our house on Palo Alto Street. We have abandoned the illusion that it will ever be "finished." I manage the online news department at Trib Total Media, just a short stroll from our neighborhood. I have lived and worked in large cities, small towns and on one tiny Alaskan island but have come to appreciate the richness of this unique Pittsburgh community. We truly have something special here. I have attended CNNC meetings for years and watched my neighbors labor tirelessly to move us all toward a safer, cleaner, more tolerant place to call home. It's time for me to step up and be an active part of that effort. I am proud of the direction our organization is headed and I will do my best to keep us moving forward.

- **Patrick Dexter**

(Bio to come)

- **Brian Kaminski:**

My wife, Cindy and I moved to Pittsburgh in 1995 for her to attend graduate school at the University of Pittsburgh. We had been living in Seattle where I received my Masters of Architecture at the University of Washington. We discovered the Central Northside in 1996 while looking for the Greek Food Festival on West North. We immediately fell in love with this neighborhood. We subsequently started to look for an apartment down here in anticipation of the end of our lease in the Shadyside/Oakland area. We found an apartment on West North and subsequently became involved in the Community Garden on Sherman Street. In 1997 we bought a house on Sampsonia Way right next to the Chinese Poet's House, which at that time, was just another rental unit. In 1998 we became parents and have proudly raised our son Aleksei in this neighborhood. With parenthood certain things went by the wayside and we could no longer keep up our activities in the Community Garden. I have also been active on and off in the CNNC, the MWSS and City of Asylum over the years. Presently I am working with Indovina Associates and Alden Development on the Garden Theater Project. I believe with the successful completion of this project will be turning a corner in the neighborhood. I believe our neighborhood is hands down the best place to live in the Pittsburgh area. I love the Architecture, the proximity to Downtown, West Park and the bike trails along the rivers. I love the cultural assets we have in the Mattress Factory and City of Asylum. I love that our neighborhood is probably the most tolerant one in the city with people of different classes, races, ethnicities, and sexual preferences living together in relative harmony. Mostly I love that we actually are a neighborhood, one where neighbors actually know each other and pitch in to help one another and their neighborhood as a whole. Thank you.

New nominees (continued):

- **Tom Westfall**

Thomas has been residing for one year and five months in the Central North side. He worked in other cities on other boards, including NYC where he helped expanding the board to more members. He moved to Pittsburgh when he lost his employment in Florida, and found the Central North Side by chance, when looking for a BBQ place. He liked the community, and chose his house on Garfield Avenue. Thomas is looking forward to make the neighborhood a better and safer place.

- **Craig Worl**

I am Craig Worl and I am running for a seat on the CNNC Board of Directors. Most of you may know me from all the years I helped to sign you in for our monthly meetings. My partner and I purchased our home on Monterey in 2004. We are both members of the CNNC and Mexican War Streets Society. I am the managing partner of Rockwell Resources a small independent oil and gas company in WV. I also have been the president of the Glenville State College foundation the past two years and the treasurer three years prior. During this time our endowment grew from 2 million dollars to just over 13 million. This was due in large part by running our first ever Capital Campaign. My background is in accounting and management. I am in the early stages of selling my business in WV and have purchased two properties in the neighborhood to renovate. I will be here and will have the time to donate my service to the CNNC. Thank you for your consideration.

Current Board Members up for re-election:

- **Coleen Bender**

Colleen Bender is the Secretary and has served on the board since May of 2010. She also chairs the Development Committee, and serves as the Northside Leadership Conference Representative. Colleen is an insurance broker, consulting in the Employee Benefits arena for national mid- and large-sized employers.

- **Randi Marshak**

Randi Marshak holds a Master of Science in Physical Therapy from the University of Pittsburgh and works as a chief physical therapist for Human Motion Rehabilitation, a department of West Penn Allegheny Health System. Randi has lived in the Central Northside since 2000 and has served on the board since May of 2008. Randi is currently a co-chair of the CNNC's Branding Committee.

- **David Shlapak**

David Shlapak is a Senior Policy Analyst with the RAND Corporation in Pittsburgh, with extensive experience in strategy development and planning. A graduate of Northwestern University, he has lived in the Central Northside since 2001 and he has served on the CNNC Board since May 2010.

- **Andrew Wickesburgh**

Andrew Wickesberg has been a resident of the Central Northside since 2009. A graduate of Indiana University Bloomington, Andrew holds a Bachelors Degree in both violin and viola performance. Currently employed by the Pittsburgh Symphony, Andrew was a negotiator for the musicians in their most recent contract settlement. Andrew is currently serving a partial term on the board of directors.