

**Perry Hilltop Citizens' Council
& Fineview Citizens
Boards of Director's Meeting May 9, 2023**

Present PHCC:

- President Dwayne Barker
- ✓ Vice President Gia Haley
- ✓ Treasurer: Sally Stadelman
- ✓ Secretary: Janet Gunter

Present FCC:

- ✓ President: Diondre Johnson
- ✓ Vice President: Jon Hanrahan
- ✓ Treasurer: Sarah Axtell
- ✓ Secretary: Greg Manley

PHCC Board Members:

- ✓ Lukas Bagshaw
- ✓ Kim Harriell
- ✓ Genafie McKnight
- ✓ Betty Davis
- ✓ Donna Ilochi
- Micki McDonough
- ✓ Lance McFadden

FCC Board Members:

- Marsha More-Reed
- Jerry Gaines
- ✓ Matt Indovina
- Kimberly Lee
- ✓ Diann Malcom
- Jacob Brown

Staff Also Present:

- ✓ Nancy Noszka, Executive Director
- ✓ Lisa Vasser, Development Assistant
- ✓ Rhonda Strozier, Operations Manager
- ✓ Carla Arnold, Director of Community Outreach
- ✓ Christine Whispell, Communications Specialist

Vision: We build a C.A.R.I.N.G. community. One that is Collaborative, Advocating, Respectful, Inspiring, Neighborly and Gracious.

The meeting is called to order: 6:18

Consent Agenda: Janet Gunter makes a motion to approve the Consent Agenda for PHCC. Kim Harriell seconds the motion; the motion passes for PHCC. FCC currently lacks a quorum.

Finance - Treasurer's Report: Nancy Noszka reviews the Balance Sheet, Profit and Loss items and Budgets.

A Finance Policy will be reviewed and proposed at a later date.

FCC now has a quorum: Jon Hanrahan moves to approve the Consent Agenda for FCC. Diann Malcolm seconds the motion; the motion passes for FCC.

Sally Stadelman reports that a Bridge Loan application has been submitted to the Neighborhood Community Development Fund (NCDF), in accordance with a recommendation from the Finance Committee and an e-vote that had been taken with the Boards of both PHCC and FCC. Genafie McKnight makes a motion to approve the application for a bridge loan from NCDF. Betty Davis seconds the motion; the motion passes for PHCC. Diann makes a motion to approve the application for a bridge loan from NCDF. Jon seconds the motion; the motion passes for FCC.

Executive Director Search: Dre Johnson reports that financing needs to be pursued to afford a permanent Executive Director. Advertising for the position is discussed. Jon makes a motion to have Board Presidents create a job description for a Permanent Executive Director position and post it by the next month's Board meeting. Matt Indovina seconds the motion; the motion passes for FCC. Janet Gunter makes a motion to have Board Presidents create a job description for a Permanent Executive Director position by the next month's Board meeting. Genafie seconds the motion; the motion passes for PHCC.

Fund Raising Update: An Avenues of Hope Application has had signed resolutions submitted and the Hillman Foundation's funding targets are discussed. Options for pursuits of this funding are discussed.

Committee Reports: Rhonda Strozier explains the "Earn and Learn" program, a planned renovation of Fowler pool and the painting of downstairs space in the Bathhouse Building.

Housing and Equity: Jon reviews a recent Housing Working Group (HWG) meeting with John Gnocchi, from TREK Development. The former Light of Life building at 10 E. North

Avenue, the Charles Street and Perrysville Avenue (CSPA) area, and Perrysville Avenue specific sites were all discussed. Rising Tides and the Buhl Foundation were discussed as possible funders of potential development. A "Community Benefits Agreement" was discussed and recommended.

2615 & 2617 Perrysville Avenue: The Wilson's Barbeque building (2615 Perrysville Avenue) was discussed as well as the PRF100 building (2617 Perrysville Avenue) next to it. It is agreed that the 2617 existing building must be demolished. Janet makes a motion to approve the sale of 2617 Perrysville to Wilson's Bar-B-Q, LLC, dependent upon the owner meeting certain contingencies, including proving that the owner can and will move forward with development. Genafie seconds the motion; the motion passes.

Lanark Street Development: The City of Pittsburgh's Zoning and Development Review Division must review an appeal to the proposed development on Lanark Street. A meeting with the appellants and Buhl Foundation representatives is scheduled for May 15. Discussion follows.

Property Management: It's been decided that Berkshire Hathaway, Inc. will be the best option for inhouse property management. Kim makes a motion to approve Berkshire Hathaway, Inc. as property manager for PHCC, FCC and PRF100 properties. Betty seconds the motion; the motion passes for PHCC. Greg Manley makes a motion to approve Berkshire Hathaway, Inc. as property manager for FCC, PHCC and PRF100 properties. Matt seconds the motion; the motion passes for FCC.

Beautification and Culture: A big cleanup of property on Suffolk Street was done by the 412 ReddUppers, led by Matt. Greg invites people to his house for music on May 14, 6 pm.

Nomination: There is currently an empty Board position with FCC. Tiffani Johnson, a Community Ambassador, is suggested and a meeting will be arranged to meet with her.

Old Business:

Safety: Betty and Janet report that there have been safety issues at the Upper Rooms portion of the Reformed Presbyterian Home at 2344 Perrysville Avenue. A meeting is proposed with management at the RP Home, and Betty, Janet and Lukas Bagshaw will address these issues.

Problem Properties: There have been reports of hoarding issues on particular properties in the neighborhood. Sally and Kim volunteer to meet and discuss options of dealing with these concerns.

New Business: Christine suggests a celebration of the 30th anniversary of Fineview Citizens Council's inception. Greg makes a motion to move forward with a celebration. Jon seconds the motion; the motion passes.

Resignation: Sally proffers her written resignation as PHCC's Treasurer. Kim makes a motion to accept Sally's resignation. Betty seconds the motion; the motion passes. Lukas offers to fill the position of PHCC Treasurer. Kim makes a motion to approve Lukas as PHCC Treasurer. Betty seconds the motion; the motion passes.

Upcoming meetings and events are announced and discussed.

The meeting adjourns at 8:12.