



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

Board of Directors Meeting Agenda
February 3, 2022
6:30-8:30pm

Meeting Room, 1 Trimont LN, Pittsburgh, PA 15211

- | | |
|---|------------|
| I. Call to Order | Perry |
| II. Approval of Minutes, January 11, 2022 * | Perry |
| III. Annual Committee Reports 2021 | Gordon |
| IV. Committee Reports | |
| A. Finance Committee | Mary |
| Hilltop Alliance | |
| B. Advocacy Committee | Mary |
| C. Development Committee | Tom |
| D. Organizational Advancement Committee | Ken, Sheen |
| E. Emerald View Park & Sustainability Committee | Jean |
| Pittsburgh Parks Conservancy | |
| F. Party on the Mount Committee | Joe |
| V. Executive Director's Report | Gordon |
| VI. New Business & Announcements | Perry |
| VII. Adjourn | Perry |

* Board Action Required

- **Next Meeting: March 3, 2022**

The Board: Perry Ninness (President), Sheen Sehgal (Vice President), Mary Causey (Treasurer), (Secretary), Ken Gianella, Christina Grossman, John Norbut, Jean Novak, Joe Rewis, Tom Tighe, Bob Zilch, Gordon Davidson

Executive Director: Gordon A. Davidson

Hilltop Alliance (HA) Representative: Mary Causey

Pittsburgh Community Reinvestment Group (PCRG) Representative: Gordon, Darla D'Anna

Pittsburgh Parks Conservancy (PPC) Representative: Jean

Neighbors on the Mount (NOTM) Representative: Gordon (ex-officio), Sheen



Board of Directors Meeting Minutes

A hybrid meeting of the Board of Directors of the Mount Washington Community Development Corporation (MWDCDC) was held in the Conference Room at 1 Trimont LN, Pittsburgh, PA 15211 on February 3, 2022.

Attendees: Perry Ninness (President), Sheen Sehgal (Vice President), Mary Causey (Treasurer, z), (Secretary), Ken Gianella, Christine Grossman (z), Jean Novak, Joe Rewis, Tom Tighe (z), Bob Zilch (z), Gordon Davidson (z)

Absent, Not Excused: John Norbut

z = participated via Zoom

- A. The meeting was called to order by Perry at 6:45 PM. A quorum was present.
- B. Approval of Minutes, January 13, 2022: Postponed.
- C. Ken Gianella was elected Secretary. Ken will step down if another Board member will accept the position.
- D. Discussion regarding how vacant seats on the Board can be filled.
- E. Gordon requested final drafts of all committee reports for 2021. Program Committees and the Finance Committee will present their reports at the March (not February) Community Forum.
- F. Committee Reports
 1. Finance Committee - Gordon provided a review of the 2021 End-of-Year draft financial report.
 2. Hilltop Alliance – Mary reported that the Hilltop Alliance Board did not meet in January.
 3. Governance Committee – The committee continues to evaluate possible changes to the Bylaws.
 4. Advocacy Committee – The committee is in the process of setting a date for the next meeting.
 5. Development Committee – Very slow progress is being made on the VFW Street Banners Project.
 6. EVPS – The committee met on January 19 and discussed plans for 2022.
 7. OAC – Ken provided an update about getting proposals for the Office Painting Project.
 8. POTM – The Committee is reviewing contractor/consultant options for 2022.
- G. Strategic Plan Task Force – Gordon is preparing a task force timeline.
- H. Executive Director’s Report – See attached.
- I. New Business – None.

Mount Washington Community Development Corporation

608 Virginia Avenue, Pittsburgh, PA 15211 • (412) 481-3220 • info@mwcdc.org • www.mwcdc.org

The Mount Washington Community Development Corporation is a 501(c)(3), nonprofit organization. MWDCDC does not provide goods or services as a whole or partial consideration for contributions made. Contributions are tax-deductible to the extent permitted by law. The official registration and financial information of the MWDCDC may be obtained from the Pennsylvania Department of State by calling 800.732.0999. Registration does not imply endorsement.

MWDCDC does not discriminate on the basis of actual or perceived race, creed, color, religion, alienage or national origin, ancestry, citizenship status, age, disability or handicap, sex, marital status, veteran status, sexual orientation, genetic information, arrest record, or any other characteristic protected by applicable federal, state or local laws.



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

Board of Directors Meeting Minutes

The Board Meeting was adjourned at 7:58 PM.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Sheen Sehgal".

By:

(Signature)

Name:

Sheen Sehgal

(Name)

Title:

Vice President, MWDC Board of Directors

Date:

August 1, 2022

Mount Washington Community Development Corporation

608 Virginia Avenue, Pittsburgh, PA 15211 • (412) 481-3220 • info@mwcdc.org • www.mwcdc.org

The Mount Washington Community Development Corporation is a 501(c)(3), nonprofit organization. MWDC does not provide goods or services as a whole or partial consideration for contributions made. Contributions are tax-deductible to the extent permitted by law. The official registration and financial information of the MWDC may be obtained from the Pennsylvania Department of State by calling 800.732.0999. Registration does not imply endorsement.

MWDC does not discriminate on the basis of actual or perceived race, creed, color, religion, alienage or national origin, ancestry, citizenship status, age, disability or handicap, sex, marital status, veteran status, sexual orientation, genetic information, arrest record, or any other characteristic protected by applicable federal, state or local laws.



Board of Directors Meeting Minutes

Executive Director's Report

MWCDC Board of Directors Meeting, February 3, 2022

1) Status/Updates

- a) ***The Executive Director will begin to roll ex-employees off MWCDC's 401k plan unilaterally.***
- b) ***Matthew D. Colantonio ("Matt") began on January 18 as MWCDC's 2022-2023 VISTA.***
- c) ***MWCDC's involvement in the Bicycle Racks in MW/DH Project will end in February.***
- d) ***MWCDC was affected by the GoDaddy hack in November 2021, and the E.D. is in the process of regaining access to the MWCDC website – the website itself was not hacked. Incline Consulting Group will provide maintenance assistance after account access is regained.***
- e) ***The January 20 Community Forum Land Bank presentation was cancelled by the Land bank without explanation and there are no current plans for rescheduling (also, the Land Bank Manager resigned).***
- f) ***The Office of Community Health and Safety has requested MWCDC's assistance to identify community needs applicable to their mission and services.***
- g) ***The February 17 Community Forum is MWCDC's annual Year-in Review and presenters are requested to create their presentations and practice them.***
- h) The E.D. does not have an update regarding the 2022 Mountie Mixer.
- i) ***Love Your Block 2021 reimbursement received (\$1500).***
- j) ***Two reimbursements for 2019-2021 URA NIF projects received (\$10K).***
- k) Request submitted to URA to permit forwarding of Intersection Redesign Project final report to DOMI (approved) and report submitted to DOMI.
- l) ***Shiloh Street and Grandview AVE triangles art and posters installation completed.***
- m) Budget 2022 approved.
- n) ***Neighborhood Initiatives Fund contract for 2021 received and under review (\$30K, MWBE post-incubator center at 49 Southern AVE.***
- o) Visitors Centers Legal Issues analysis completed. Operations Issues analysis submitted by committee volunteer.
- p) ***Nonprofit Center in MW discussion with interested parties postponed due to illness – rescheduling in progress.***
- q) ***NPP and RKMF draft contracts forwarded to PPC.***
- r) Began seltzers donations programs as approved by Board.
- s) Awaiting correction of second quarter 2021 income tax forms from Paychex.
- t) Reviewed OAC and Development 2021 Committee reports.
- u) Correction of organization name and address with Equifax still in progress w/assistance from Key Bank.
- v) CRP (Contractor Responsibility Program) correction investigation with Pennsylvania Department of Labor – clearance certificate required – nature of problem is uncertain.

Mount Washington Community Development Corporation

608 Virginia Avenue, Pittsburgh, PA 15211 • (412) 481-3220 • info@mwcdc.org • www.mwcdc.org

The Mount Washington Community Development Corporation is a 501(c)(3), nonprofit organization. MWCDC does not provide goods or services as a whole or partial consideration for contributions made. Contributions are tax-deductible to the extent permitted by law. The official registration and financial information of the MWCDC may be obtained from the Pennsylvania Department of State by calling 800.732.0999. Registration does not imply endorsement.

MWCDC does not discriminate on the basis of actual or perceived race, creed, color, religion, alienage or national origin, ancestry, citizenship status, age, disability or handicap, sex, marital status, veteran status, sexual orientation, genetic information, arrest record, or any other characteristic protected by applicable federal, state or local laws.



Board of Directors Meeting Minutes

2) **Main Projects:**

- a) Foundation and state proposals.
- b) Properties management.
- c) MWBE business incubator project.
- d) Sidewalk Sales Program (on-hold until spring).
- e) Love Your Block 2020 project wrap-up (completed).
- f) Intersection Redesign Demonstration Project (completed).
- g) 2022 budget (completed).
- h) 2021 Finance Committee Report (completed).
- i) Edit all Committee reports for 2021.
- j) End-of-year NPP 2020-2021 Final report (completed).

3) **Income and Proposals:**

- a)

4) **New Projects/Initiatives**

- a)

Mount Washington Community Development Corporation

608 Virginia Avenue, Pittsburgh, PA 15211 • (412) 481-3220 • info@mwcdc.org • www.mwcdc.org

The Mount Washington Community Development Corporation is a 501(c)(3), nonprofit organization. MWDCDC does not provide goods or services as a whole or partial consideration for contributions made. Contributions are tax-deductible to the extent permitted by law. The official registration and financial information of the MWDCDC may be obtained from the Pennsylvania Department of State by calling 800.732.0999. Registration does not imply endorsement.

MWDCDC does not discriminate on the basis of actual or perceived race, creed, color, religion, alienage or national origin, ancestry, citizenship status, age, disability or handicap, sex, marital status, veteran status, sexual orientation, genetic information, arrest record, or any other characteristic protected by applicable federal, state or local laws.

Mount Washington Community Development Corporation
Statement of Financial Position - FINAL
As of December 31, 2021

	Total		
	As of Dec 31, 2021	As of Nov 30, 2021	Change
ASSETS			
Current Assets			
Bank Accounts			
1000 PNC Checking	\$ 371,103	\$ 103,690	\$ 267,412
1010 PNC Money Market	\$ 3,003	\$ 3,003	\$ 0
1020 First National Bank	\$ 110	\$ 110	\$ -
1025 First National Bank Savings	\$ 12,361	\$ 12,361	\$ 0
1030 Key Bank	\$ 100	\$ 100	\$ -
1040 Slovak Savings Bank (PPP)	\$ 80	\$ 79	\$ 0
Total Bank Accounts	\$ 386,756	\$ 119,343	\$ 267,413
Accounts Receivable			
1100 Accounts Receivable	\$ 24,126	\$ 15,000	\$ 9,126
Total Accounts Receivable	\$ 24,126	\$ 15,000	\$ 9,126
Other Current Assets			
1200 Undeposited Funds	\$ 6,000	\$ -	\$ 6,000
1210 Refunds Owed	\$ 879	\$ 2,683	\$ (1,805)
1225 Other Receivables	\$ -	\$ 1,467	\$ (1,467)
1300 Grants Receivable	\$ 7,500	\$ -	\$ 7,500
1400 Prepaids	\$ 3,700	\$ (794)	\$ 4,494
Total Other Current Assets	\$ 18,079	\$ 3,356	\$ 14,723
Total Current Assets	\$ 428,961	\$ 137,699	\$ 291,262
Fixed Assets			
1730 Furniture, Fixtures & Equipment	\$ 3,517	\$ 3,517	\$ -
1750 Computer Equipment	\$ 7,565	\$ 7,565	\$ -
1790 Accumulated Depreciation	\$ (11,082)	\$ (11,082)	\$ -
Total Fixed Assets	\$ -	\$ -	\$ -
Other Assets			
1900 Property Held for Resale	\$ 37,561	\$ 37,561	\$ -
1990 Hand Money - Multiple Propertie	\$ 9,400	\$ 9,400	\$ -
Total Other Assets	\$ 46,961	\$ 46,961	\$ -
TOTAL ASSETS	\$ 475,922	\$ 184,661	\$ 291,262
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 Accounts Payable	\$ 9,813	\$ 8,176	\$ 1,636
Total Accounts Payable	\$ 9,813	\$ 8,176	\$ 1,636
Credit Cards			
2210 PNC Credit Card xxx7474	\$ 87	\$ 43	\$ 44
Total Credit Cards	\$ 87	\$ 43	\$ 44
Other Current Liabilities			
2155 Accrued Employee Vacation	\$ 3,125	\$ 3,640	\$ (515)
2600 Promissory Notes on Real Estate	\$ 6,400	\$ 6,400	\$ -
2610 Deposits on Properties	\$ 500	\$ 500	\$ -
Total Other Current Liabilities	\$ 10,025	\$ 10,540	\$ (515)
Total Current Liabilities	\$ 19,924	\$ 18,759	\$ 1,165
Total Liabilities	\$ 19,924	\$ 18,759	\$ 1,165
Equity			

3000 Unrestricted Net Assets	\$	(5,403)	\$	221,938	\$	(227,341)
3920 Temporarily Restricted	\$	239,351	\$	12,010	\$	227,341
Net Revenue	\$	222,051	\$	(68,046)	\$	290,097
Total Equity	\$	455,998	\$	165,901	\$	290,097
TOTAL LIABILITIES AND EQUITY	\$	475,922	\$	184,661	\$	291,262

Tuesday, Feb 14, 2023 08:39:26 AM GMT-8 - Accrual Basis

Mount Washington Community Development Corporation
Budget vs. Actuals - FINAL
 January - December 2021

% of Fiscal Year Completed: 100%

	Total				Variance Notes
	Actual	Budget	Over Budget	% of Budget	
Revenue					
4000 Support Contributions	\$ 9,386	\$ 3,318	\$ 6,068	283%	\$7830 (Jan) for Banner Drive
4100 Grants & Contracts	\$ 323,000	\$ 143,000	\$ 180,000	226%	Overage includes \$168k RK Mellon EVP grant (Not budgeted)
4200 Third Party Acquisition & Manag	\$ -	\$ 48,527	\$(48,527)	0%	Hilltop Alliance Reimbursements
4400 Program Services	\$ 12,126	\$ -	\$ 12,126		
4600 Special Events	\$ 83,958	\$ 21,000	\$ 62,958	400%	POTM Summer 2021 Sponsors, Vendors
4700 Other Revenue	\$ 47,197	\$ 5	\$ 47,192	943931%	PPP2 Forgiveness
Total Revenue	\$ 475,667	\$ 215,850	\$ 259,817	220%	
Gross Profit	\$ 475,667	\$ 215,850	\$ 259,817	220%	
Expenditures					
6000/6100 Personnel Related / Professional Services	\$ 120,069	\$ 145,658	\$(25,589)	82%	2 positions budgeted full year, program position ended summer 2021
6200 Office & Administrative	\$ 9,308	\$ 3,841	\$ 5,467	242%	
6300 Facility & Equipment	\$ 6,857	\$ 4,017	\$ 2,840	171%	
6400 Travel & Meeting Expenses	\$ 62	\$ 146	\$(84)	42%	
6500 Special Events Expenses	\$ 53,684	\$ 7,750	\$ 45,934	693%	POTM Summer 2021
6600 Program Related	\$ 70,361	\$ 61,193	\$ 9,168	115%	EVP Subcontracts paid from grant funds, SSP expenses, URA NIF Expenses (Yard & Co)
6700 Insurance	\$ 2,358	\$ 2,659	\$(301)	89%	
6800 Third Party Property Acquisition	\$ -	\$ 47,527	\$(47,527)	0%	Hilltop Alliance Reimbursements
Total Expenditures	\$ 262,700	\$ 272,791	\$ (10,091)	96%	
Net Operating Revenue	\$ 212,968	\$ (56,941)	\$ 269,909	-374%	
Other Revenue					
9000 Other Income	\$ 14,651	\$ 14,500	\$ 151	101%	Boggs Sale, misc items from properties
Total Other Revenue	\$ 14,651	\$ 14,500	\$ 151	101%	
Other Expenditures					
9700 Properties Held for Resale	\$ -	\$ 12,050	\$(12,050)	0%	
9800 Other Expenses	\$ 5,569	\$ 6,086	\$(517)	92%	
Total Other Expenditures	\$ 5,569	\$ 18,136	\$ (12,567)	31%	
Net Other Revenue	\$ 9,082	\$ (3,636)	\$ 12,718	-250%	
Net Revenue	\$ 222,050	\$ (60,577)	\$ 282,627	-367%	
Less: New Restricted Grants/Donations	\$ (281,321)	\$ -	\$ (281,321)		Net Banner Drive \$8330, URA Sidewalk Sales \$1500 2020/\$3000 2021, RK Mellon \$168k, NPP21 \$100k
Plus: Restricted Funds Released/Spent	\$ 121,953	\$ 8,500	\$ 113,453	1435%	
Non GAAP Net Income	\$ 62,681	\$ (52,077)	\$ 114,758	-120%	