



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

Meeting Room, 1 Trimont LN
Pittsburgh, PA 15211

Board of Directors Meeting Thursday February 2, 2023

AGENDA

1. Call to Order Perry
2. Approval of Minutes, January 5, 2023 * Perry/Sheen
3. Committee Reports
 - A. OAC Sheen
 - B. Governance Sheen
 1. Bylaws Amendments approval with changes * Perry
 2. Corporate Resolutions Gordon
 - a. Real Estate and Legal Representation *
 - b. Revocation of Authority*
 - c. Corporate Authority*
 - d. Signature Authority *
 - C. Advocacy Sheen
 - D. Finance Joe
 - E. NOTM Christina/Gordon
 1. Mountie Mixer (February _____)
 - F. POTM Joe/Perry
 - G. Development Christina/Tom
 1. Website
 - H. Emerald View Park Jean
 - I. Pittsburgh Parks Conservancy Jean
 - J. Nominating Bob/Bob
4. Executive Director's Report Gordon
 - A. Task Force on Undergrounding Utilities
 - B. Strategic Plan approval *
 - C. Volunteer, MWCDC Volunteers Programs Manager (G. Davidson) *
 - D. Volunteer MWCDC Business Districts Manager (G. Panza) *
- V. President's Report (Closed Session) Perry
 - A. Executive Job announcement *(all)
 - B. Plan while MWCDC is in between Executive Directors



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

Meeting Room, 1 Trimont LN
Pittsburgh, PA 15211

**Board of Directors Meeting
Thursday February 2, 2023**

VI. Announcements

VII. Adjournment

Perry

* *Board Action Required*

- Next Meeting: March 2, 2023

The Board: Perry Ninness (President), Sheen Sehgal (Vice President), Joe Rewis (Treasurer), Raina Sharma (Secretary), Anne Burroughs, Christina Grossman, Robert Kohnfelder, Jean Novak, Tom Tighe, Bob Zilch

Executive Director: Gordon A. Davidson

Hilltop Alliance (HA) Representative: Mary Causey

Pittsburgh Community Reinvestment Group (PCRG) Representative: Gordon, Christina

Pittsburgh Parks Conservancy (PPC) Representative: Jean

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



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

Board of Directors Meeting Minutes

A meeting of the Board of Directors of the Mount Washington Community Development Corporation (MWDC) was held in the Meeting Room at 1 Trimont LN, Pittsburgh, PA 15211 on February 2, 2023.

MINUTES ARE IN PREPARATION



MOUNT WASHINGTON

COMMUNITY DEVELOPMENT CORPORATION

Board of Directors Meeting Minutes

A meeting of the Board of Directors of the Mount Washington Community Development Corporation (MWDC) was held in the Meeting Room at 1 Trimont LN, Pittsburgh, PA 15211 on January 5, 2023.


Gordon Davidson (Absent: Excused) - Executive Director
Perry Ninness - President Sheen Sehgal - Vice President
Anne Burroughs - Christina Grossman - Robert Kohnfelder - Jean
Novak - Joseph Rewis - Tom Tighe - Raina Sharma - Bob Zilch

- A. The meeting was called to order by Perry at 6:33 PM. A quorum was present.
- B. Approval of Minutes, December 1, 2022: The Board amended and approved the minutes based on Sheen's email comments.
- C. Casey Quinn and Ken Gianella resigned from the Board.
- D. Nominations and Approvals for Secretary and Treasurer
 1. Treasurer: Joe
 2. Secretary: Raina
- E. Committee Reports
 1. Finance. No Report. Gordon was ill and did not attend this meeting.
 2. Hilltop Alliance. No Report.
 - a. Governance - A meeting is needed.
 - b. Organizational Advancement - Need to follow-up on staging for the River City Brass Band proposed performance at the May 20, 2023 POTM.
 3. EVPS
 - a. Master Plan submitted to city.
 - b. Next meeting on January 18.
 - c. Advocacy - Have not had a meeting yet.
 4. Development
 - a. VFW Street Banners Project Phase I banners were hung.
 - b. VFW Street Banners Project Phase II banners are on-hold.
 - c. List of Businesses: Tom has a question for Gordon before publishing the most recent version.
 - d. Christina will meet with Tom before taking over as Chairperson for the committee.
 5. VPWG. No Report. Gordon was ill and did not attend this meeting.
 6. POTM
 - a. Hopefully will have a meeting next month (February) to kick things off for the May 20 POTM.
 - b. Spring Fling as the next name? Waiting on meeting with events consultant.
 7. NOTM
 - a. Cooperative planning for Mountie Mixer 2023 – Café Nikos will be the location. Planned for February 15.

- b. Event budget will be about \$300 for MWCDC.
- 8. Nominating Committee
 - a. Want to operate the committee year-long.
 - b. Bob is still the Chairperson.
 - c. Gordon has a person in mind to join committee meetings and then maybe join the Board.
 - d. A local firefighter mentioned by Anne is interested in joining the Board.
- F. Bylaws Amendments
 - 1. The Board will vote on the proposed changes in February. Until then, Board members should review the proposed changes and submit comments.
 - 2. Changes agreed upon during this meeting include:
 - a. Article V
 - 1. Strike "Support the purposes of the MWCDC, and".
 - 2. Delete "all" from the first sentence and replace with "the".
 - b. Pull Article VII, Section 3 to rework.
 - 1. Allow three consecutive elected terms.
 - c. Section 9: compensation
 - d. Replace with "...shall receive no more than fair market value...".
 - e. Article 5 section 4
 - 1. Revise to "shall consist of simple majority of members voting".
 - 2. Will be consistent with the board section on quorum.
 - f. Remove appendix
 - 1. Need to have simplified rules for community meetings but not in Bylaws.
- G. Notify board about issues, materials, x amount of time, etc.
- H. Annual Committee Reports due by the end of January.
- I. Final version of new strategic plan year plan is almost ready, should be ready to present at next meeting.
- J. 6 Boggs Avenue was approved by the URA for use as a home for the Washington Heights Ecumenical Food Bank, one affordable rental housing apartment and nonprofit storage space.
- K. Perry: Would like to start working on an Advisory Board plan for MWCDC.
- L. Upcoming meeting on January 12 at the Senior Center at 6:00 PM with the Mayor, URA, Visit Pittsburgh and PRT.

The Board Meeting was adjourned at 8:26 PM.

Respectfully Submitted:

By: 
 (Signature)

Name: Sheen Sehgal
 (Name)

Title: Vice President, MWCDC Board of Directors

Date: January 31, 2023

Executive Director's Report

MWCDC Board of Directors Meeting, December 1, 2022

1) Status/Updates

- a) TFUU project to coordinate with City officials first quarter of 2023.
- b) **March 2023 – MWCDC's Annual "Green" Forum.**
- c) **February 16, 2023 Community Forum proposed as MWCDC's Year-in-Review.**
- d) Miramar Community College (San Diego, CA) business districts phone app template project completed.
- e) MWBE and properties repairs contracting ongoing.
- f) **Matt Colantonio's last day as MWCDC's Research and Outreach VISTA is January 18.**
- g) Annual Committee Reports for 2022 to be edited.
- h) New strategic plan in final edits.
- i) Bylaws review revisited.
- j) **6 Boggs AVE pro forma and WHEFB lease in progress.**
- k) **RCO recertification.**

2) Main Projects:

- a) Foundation and state proposals.
- b) Properties management.
- c) MWBE business incubator project.
- d) Shiloh Street Parking Plaza parklet remediation.
- e) 6 Boggs Avenue / WHEFB project.
- f) MWCDC Strategic Plan 2023-2027.
- g) VISTA application 2023

3) Income and Proposals:

- a) **Received NPP 2022-2023 award.**
- b) Community First Grant Program with Mount Washington Community Garden, application in progress.
- c) **6 Boggs Avenue and Food Bank Permanent Home purchase proposal submitted to URA/Land Bank (award, a purchase opportunity, received)**

4) New Projects/Initiatives

- a) Placer.io business data platform review, forwarded to URA.
- b) **HA invoice 2022.**
- c) 2022 time sheets wrap-up, personal-time-off accrual and vacation accrual.
- d) **Audit 2022 (Letter of Engagement).**
- e) Annual insurance review.
- f) Challenging Site Affordable Housing Design Studio proposal re-submitted to CMU School of Architecture – may be reviewed (again) in the summer.
- g) Ethics training, University of Pittsburgh School of Social Work.
- h) **Management Consulting Project with the Heinz School at Carnegie Mellon University on an MWCDC Conservatorship Program. (accepted)**
- i) **Nonprofit Clinic, University of Pittsburgh Project on Board management. (accepted)**
- j) **94 Beltzhoover AVE disposition project.**