



MOUNT WASHINGTON
COMMUNITY DEVELOPMENT CORPORATION

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

Meeting Room, 1 Trimont LN, Pittsburgh, PA 15211

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| I. Welcome | Perry |
| II. Approval of Minutes, October 6, 2022 * | Perry |
| III. Miscellaneous Items | Perry |
| A. Board Officers Nominations and Elections * | Gordon |
| B. Committee Nominations | Perry |
| C. Corporate Resolutions and Approvals * | Gordon |
| 1. Recognition of Officers | |
| 2. Revocation of Authority - All Banks | |
| 3. Financial and Banking Authority - All Banks | |
| 4. Resolutions for Extensions of Credit - PNC Bank | |
| 5. Resolution of Lodge - First National Bank | |
| 6. Corporate Authority | |
| 7. Real Estate and Legal Representation | |
| 8. Business Depository Card - Key Bank | |
| 9. Hilltop Alliance Membership | |
| 10. Proposal to Purchase 6 Boggs Avenue | |
| IV. Reports | |
| A. Organizational Advancement Committee | Ken |
| 1. May 20, 2023 POTM Special Raffle | |
| 2. Flea Market Report | |
| 3. The Pit Fence | |
| B. Advocacy Committee | Sheen |
| C. Hilltop Alliance | Mary Causey |
| D. Finance Committee | Gordon |

E. Emerald View Park & Sustainability Committee	Jean
F. Pittsburgh Parks Conservancy	Jean
G. Nominating Committee	Bob, Gordon
H. Party on the Mount Committee	Joe
I. Development Committee	Tom
J. Governance Committee	Sheen
V. Executive Director's Report	Gordon
VI. New Business	
A. 6 Boggs AVE	Gordon
B. 49 Southern AVE (MWBE Project)	Gordon
C. Sullivan Hall availability	Ken
D. Community Comments	Perry
VII. President's Report	Perry
VIII. Close	Perry

* *Board Action Required*

- Next Meeting: December 1, 2022

The Board: Perry Ninness (President), Sheen Sehgal (Vice President), (Treasurer), Ken Gianella (Secretary), Anne Burroughs, Christina Grossman, Robert Kohnfelder, Jean Novak, Casey Quinn, Joe Rewis, Raina Sharma, 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 (ex-officio), 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 (MWCDC) was held in the Meeting Room at 1 Trimont LN, Pittsburgh, PA 15211 on November 3, 2022.

Gordon Davidson - Executive Director

Perry Ninness - President

Sheen Sehgal - Vice President

Casey Quinn - Treasurer

Ken Gianella - Secretary

Anne Burroughs - Jean Novak - Tom Tighe - Bob Zilch

Absent, Excused: Christina Grossman, Joseph Rewis, Robert Kohnfelder,
Raina Sharma

- A. The meeting was called to order by Perry at 6:41 PM. A quorum was present.
- B. Approval of Minutes, October 6, 2022: The Board amended and approved the minutes.
- C. The Winner of the POTM 2022 Special Raffle donated an additional \$2000 to MWCDC's Community Projects Fund.
- D. Numerous motions made and approved:
 - 1. Perry as President. Motion by Jean, second by Tom.
 - 2. Sheen as Vice President. Motion by Jean, second by Tom.
 - 3. Casey as Treasurer. Motion by Jean, second by Sheen.
 - 4. Ken as Secretary. Motion by Jean, second by Tom.
 - 5. Anne, to Development Committee and EVPS Committee.
 - 6. Revocation of Authority, Mary Causey. Motion by Tom, second by Casey.
 - 7. Signature Authority, add Casey and Sheen, Motion by Tom, second by Jean.
 - 8. Real Estate and Legal Representation, Gordon. Motion by Tom, second by Jean.
- E. 2023 Budget Discussion
 - 1. Line item to purchase Banquet Tables not approved.
 - 2. Correction made to Community Projects Fund available funds.
 - 3. Budget to be revised for approval at the December Board meeting.
- F. Committee Reports
 - 1. OAC

- a. MWDC Fall Flea Market final report. Only made \$140 but was well received by the Community. More advertising is needed and possibly a different date (not on a Steelers game day).
 - b. May 2023 POTM. River City Brass Band proposed to play – staging is needed.
 - c. Discussion about improving the Pit fencing. Tabled.
2. Advocacy. No Report.
 3. Hilltop Alliance. No Report.
 4. Finance. No Report.
 5. EVPS
 - a. Olympia Park Shelter House repairs end date approaching.
 - b. There are issues about trail signage templates.
 - c. No meeting until January 2023
 - d. Pittsburgh Parks Conservancy
 - e. There will be a full PPC Board meeting in December.
 6. Governance (No report)
 7. Nominating Committee - There is a possibility about an Advisory Committee, which could recommend Board candidates.
 8. POTM - There will be a POTM Committee meeting in January to start planning for the May 2023 POTM.
 9. Development
 - a. VFW Street Banners Project update.
 - b. A tribute to Veterans is planned for November 6. Dignitaries are being invited to attend
 - c. Eggs & Moore update.
 - d. Discussion about proposed sale of 94 Beltzhoover to Peoples Gas. Motion by Tom to sell 94 Beltzhoover Avenue to Peoples Gas, seconded, approved
 - e. Proposed purchase of three (3) signs to support local veterans. Budget limit of \$1000. Motion by Tom, seconded, approved.
 - f. Website update. The initial set of required updates is nearing completion.
 10. Governance - Gordon and Perry intend to complete the proposed Bylaws amendments in December.
- G. Executive Directors Report
- A. The final Community Forum on the new strategic plan is scheduled for December 15.
 - H. The current draft plan is attached.
 - I. Discussion about 6 Boggs Avenue as the possible home for the Washington Heights Ecumenical Food Bank. Motion to submit a proposal to the URA to purchase 6 Boggs Avenue by Casey, second by Anne, approved.
 - J. New Business (None)
 - K. President's Report (None)

The Board Meeting was adjourned at 9:43 PM.

Respectfully Submitted:

By: Ken Gianella (submitted electronically)
(Signature)

Name: Ken Gianella Title: Secretary, MWDC Board of Directors
(Name)

Date: November 28, 2022

Executive Director's Report

MWCDC Board of Directors Meeting, November 3, 2022

1) *Status/Updates*

- a) **2021 BCO-10 submitted.**
- b) October 20 Community Forum and November 1 Special Community Forum (Strategic Plan).
- c) **Strategic Plan 2023-2028 Project on-track. Mission and Vision statements revised.**
- d) Letter to PRT re: importance of Monongahela Incline Shuttle signage to local businesses ongoing.
- e) TFUU meeting with Duquesne Light Company.
- f) Molly's Trolley's inquiry about a shuttle between the two inclines. No response.
- g) NPP 2021-2022 final report in progress.
- h) Washington Heights Ecumenical Food Bank temporary and permanent home project.
- i) **Xerox printer returned.**
- j) Office hallway furniture management w/J. Rewis and M. Colantonio.
- k) D&O insurance renewed.
- l) City of Pittsburgh Agency Counter training.
- m) Trunk or Treat 2022.
- n) MWCDC Flea Market staffing.
- o) First lunch (ever) at the MWHALC.
- p) Visitors Centers Pre-Planning Project update meeting with VisitPittsburgh.
- q) Public WiFi Project meeting.
- r) A New Concept on Fencing Project meeting scheduling.
- s) **Committee Reports are due the first week in January.**
- t) **Food Bank proposal.**

2) *Main Projects:*

- a) Properties Sales Project.
- b) Properties Management Project.
- c) MWBE Post-Incubator Project.
- d) Sidewalk Sales Program (Performances in the Parklets).
- e) NPP reporting for 2021-2022.
- f) Strategic Plan 2023-2027

3) *Income and Proposals:*

- a)

4) *New Projects/Initiatives*

- a)



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 October 6, 2022.

Gordon Davidson – Executive Director

Perry Ninness - President Sheen Sehgal - Vice President (Absent, Excused)

Mary Causey – Treasurer (Absent, Excused) Ken Gianella - Secretary

Christina Grossman - Jean Novak - Casey Quinn - Joseph Rewis - Tom Tighe -
Bob Zilch (Absent, Excused)

- A. The meeting was called to order by Perry at 6:35 PM. A quorum was present.
- B. Approval of Minutes, September 8, 2022: Correction, change “Verizon” to Peoples.” Motion to approve by Tom, second by Christina, motion approved.
- C. Discussion about reimbursing Greg Panza for signage purchased, related to the Monongahela Incline closure and its effect on local businesses. This includes directional signage for the Mon incline shuttle at the Lower Station. The signs are reusable. Greg paid \$1041.00 for the signage. Motion to reimburse Greg \$541.00, second by Joe, approved.
- D. Committee Reports
 1. OAC
 - a. POTM Special Raffle - \$3061 made on the raffle. The winner donated her prize back to the organization.
 - b. Flea Market - 12 vendors registered so far. Help is needed to transfer tables from St. Mary’s.
 - c. The Pit Fence - CAPA agreed to contribute art work for the fence. Casey to approach Greg Cozza about getting the developers permission.
 2. Advocacy (No report)
 3. Hilltop Alliance. No Report.
 4. Finance - November Board meeting is when committees should submit their projects to be included in the 2023 budget.
 5. EVPS – The next meeting is scheduled for November, but it may be cancelled.
 6. Pittsburgh Parks Conservancy. No report.
 7. Nominating Committee
 - a. An active Chairperson is needed.
 - b. Five candidates to be elected at the October Community Forum.

8. POTM
 - a. To be held in the spring and fall of 2023
 - b. The first event will be held on May 20
 - c. The second event is planned for September 16.
 - d. POTM proposes that MW CDC hold a raffle at each event. These may not have to be "Special Raffles."
9. Development
 - a. VFW Street Banners Project - 81 banners to be installed on October 15. There is a celebratory ceremony planned for November 6 at the Duquesne Incline.
 - b. Discussion about Peoples Gas wanting to purchase an MW CDC property.
 - c. Tom recommended selling 94 Beltzhoover Avenue to Peoples Gas for \$30,000, not including closing and other costs.
 - i. Discussion about community perception on this property disposition.
 - ii. Discussion about Property Reserve responsibilities and guidelines.
 - d. Website Update - More work need to be done.
 - e. Eggs & Moore - Relocating to Shiloh ST from Arlington AVE.
10. Governance
 - a. Bylaws amendments being reviewed by Board.
 - b. Format of amendments to be presented to Board by November Board Meeting.
- E. Executive Directors Report - see attached
 1. New Mission and Vision Statements concerns expressed by Board. Mission and Vision Statements to be rewritten by Strategic plan Task Force.
 2. More goals suggestions from Board members and community would be beneficial.
- F. New Business - Progress is being made on finding the Washington Heights Ecumenical Food Bank a new home.
- G. President's Report

The Board Meeting was adjourned at 8:35 PM.

Respectfully Submitted:

By: Ken Gianella (submitted electronically)
(Signature)

Name: Ken Gianella Title: Secretary, MW CDC Board of Directors
(Name)

Date: October 28, 2022

Executive Director's Report

MWCDC Board of Directors Meeting, October 6, 2022

1) *Status/Updates*

- a) ***Neighborhood Initiatives Fund 2021-2022 contract approved by URA, and hiring of contractors approved as of 10-03-2022.***
- b) ***2021 990 reviewed by Board of Directors. 990 & ISP submitted. BCO-10 to be submitted.***
- c) September 15 Community Forum (Board Candidates Presentations and Strategic Plan).
- d) ChipDrops approved by PPA for Plaza Parklet Remediation Project. Deliveries TBD.
- e) Last Anchor Green Garden Remediation Project for 2022 held on September 20. Remediation project for 2023 tentatively approved by PPC. Seed and Rhizome Distribution Project not approved by PPC.
- f) ***Strategic Plan 2023-2028 Project on-track. One more community meeting added to schedule (November 1).***
- g) ***NED 2021-2023 proposal presented to review committee via Microsoft Teams.***
- h) ***Pollinator Parklets (previously "Milkweed" and "Butterfly") planned for 2023 w/PPC.***
- i) NPP 2021-2022 final report information received from PPC.
- j) Monongahela Incline Shuttle Signage Project. Letter to PRT re: importance of Monongahela Incline Shuttle signage to local businesses started.
- k) Preliminary engineering high-level assessment of undergrounding utilities on west Grandview AVE received.
- l) End-of-season property remediation.
- m) Scenic Byways 2023 strategic planning w/PennDOT.
- n) Molly's Trolley's inquiry about a shuttle between the two inclines.
- o) 213 Kingsboro ST status inquiry to The Hilltop Alliance.
- p) NPP 2021-2022 final report in progress.
- q) C. Quinn New Board Member Orientation.
- r) ***28 Marne Way purchasing with Department of Real Estate.***
- s) Telephone photography and property owners identification for Task Force on Undergrounding Utilities (TFUU).
- t) NEXTPittsburgh interview w/Lawrence McCullough.
- u) ***Second CDBG-eligible census tract Focus Group Meeting (including flyers hand-outs) with M. Colantonio.***
- v) ***POTM 2022 Special Raffle at Steel Mill Saloon.***
- w) ***Z3PSC meeting on 09-22-2023; met (new) Zone 3 Commander Christopher Ragland.***
- x) ***Meeting with DCP staff re: RCO status update and existence of "RCO Director."***
- y) Bailey AVE traffic calming meeting on 09-29-2022.
- z) ***Improve the July 4 Experience on The Mount Project.***
- aa) Washington Heights Ecumenical Food Bank temporary and permanent home project.
- bb) MWCDC organization business card project.
- cc) Purchasing of art for MWCDC office (donation by G. A. Davidson).
- dd) Shiloh Street benches problem revisited.
- ee) ***Xerox printer return processing, end-of-lease.***
- ff) ***Monthly Crime Reports Project.***

gg) **URA request for MWCDC to become a Housing Opportunity Fund Administrator; meeting w/HA.**

2) Main Projects:

- a) Properties Sales Project.
- b) Properties Management Project.
- c) MWBE Post-Incubator Project.
- d) Sidewalk Sales Program (Performances in the Parklets).
- e) NPP reporting for 2021-2022.

3) Income and Proposals:

- a) NED 2022-2023 (awaiting decision).
- b) URA Outdoor Dining Grants Program (awaiting decision).
- c) Festival of Music 2022 (awaiting reimbursement).
- d) NED 2021-2022 (awaiting reimbursement).

4) New Projects/Initiatives:

- a) Republic Street Rain Garden Remediation Project tentatively scheduled for 2023.
- b) Neighborhood dumpster and “No Dumping” signs project.
- c) **Request for Art (in MWCDC Offices areas).**
- d) Office hallway furniture management w/J. Rewis and M. Colantonio.
- e) City Art Collection review with Art Commission.
- f) **Nominating Committee 2022 review.**
- g) Assembling of 2022 Board Meeting Minutes for distribution/publication.
- h) MWCDC organization business card project.
- i) **D&O insurance renewal project.**
- j) PWSA billing error project (one of two errors corrected).
- k) PRCG membership invoicing problem (corrected).
- l) **AmeriCorps VISTA re-application for 2023.**
- m) POTM 2022 reconciliation.
- n) MWCDC YouTube Channel Project.