

Allegheny West Civic Council, Inc.
Membership Meeting Minutes
March 11, 2025

7:33 PM Call to Order by Elizabeth Barbush, President. A quorum was achieved at the outset.

Motions Passed:

1. Have the Housing & Planning Committee vote on a recommendation to the membership before membership decides whether to support the development plans for the Costello Properties development at the corner of Brighton Road and W. North Avenue. The Housing & Planning Committee must review all zoning variance and other regulatory approvals sought by the developer before making that recommendation. (C. Malakoff / M. Fatla, as amended by M. Fatla / C. Gomrick)
2. The Christmas House Tour will be held the first weekend after Thanksgiving, which will be December 5 and 6. (M. Fatla / A. Bryan)
3. The members passed a motion to establish conflict of interest and nondiscrimination policies. (S. Graubarth / F. Barbush)

I. Reports of Elected Officials, City Departments, and Other Organizations

A. City of Pittsburgh Zone 1 Police (Ofr. Defeo)

- No one appeared on behalf of the Zone 1 police and there was no report.

B. City of Pittsburgh Mayor's Office (Lindsey Acquino-Robles)

- Community event grant applications are open. They are reimbursement grants for neighborhood festivals. The grants are for \$1,000.00 each, and the city is giving out 30 of them.
- Applications for the Food Justice Fund grants are open, to fund ways to increase food security.
- The "City Cuts" program is looking for contractors to mow lawns. Details can be found at the Engage PGH website.

C. Pennsylvania State Representative – Rep. Aerion Abney (Thomas Harnett)

- Mr. Harnett, the Constituent Services Advisor for Rep. Abney, introduced himself. He will be attending our meetings regularly.
- The Property Tax Rent Rebate program is open, and people can apply at Rep. Abney's office on James Street.
- The RealID requirement for domestic air travel will go into effect on May 7. After many extensions, this appears to be a hard deadline. United States passports are also valid identification for these flights.
- The PA House has a scholarship program for tuition at Pennsylvania state colleges. Two students are chosen each year.

D. City Planning Department (Nazia Tarranum)

- Ms. Tarranum did not attend the meeting and there was no report.

E. Pittsburgh City Council District 1 – Clr. Bobby Wilson (Jordyn Gilliard)

- Ms. Gilliard met with Pittsburgh’s Department of Mobility and Infrastructure concerning streetlamp repairs. She will meet with them again soon to check on progress.
- The E. Ohio Street streetscape project designs are done.
- Clr. Wilson’s office will start publishing a newsletter. The office is looking for events to publicize. Members can sign up to receive the newsletter on the city’s website.

F. Pittsburgh Parks Conservancy (Erin Tobin)

- Ms. Tobin could not attend, and there was no report.

G. Costello Properties (Nathan Hart)

- Mr. Hart presented preliminary design plans for Costello’s proposed residential development at the corner of Brighton Road and W. North Avenue.
 - The current plans are for 16 townhouses on one lot. Six would face W. North Avenue, two would face Brighton Road, and eight would face Beech Avenue. He does not think it is economically feasible to do fewer than 16 townhouses. Prices would have to increase substantially.
 - Mr. Hart has met with AWCC’s Housing & Planning Committee several times and incorporated some of the feedback into the plans.
 - The developer will need a setback variance. A variance would not be needed if they built a single large apartment building, but they prefer townhouses. The normal setback is 25 feet, and that is too much for their proposed plans. They are asking for setbacks of 1.6 feet, 3 feet, and 10 feet, depending on which street a building faces.
 - They are aware of the easement on the property and will respect it.
 - There will be rear decks and roof decks. They are willing to concede on rear decks, but not the roof decks.
 - Landscaping standards will be consistent across the property, with one contractor providing them.
 - There will be private trash pickup, as opposed to city pickup. There will also be recycling, but no details were given on the types of recycling.
 - They are waiting for the Norfolk Southern bridge replacement to finish before starting construction. That is probably two to three years away.
 - They have not yet scheduled a variance hearing at the Zoning Board of Adjustment. They want community support first.
 - They are discussing condominium association bylaws to prohibit short-term rentals, such as Airbnb.
- The membership then held a lengthy discussion and passed the following motion: Have the Housing & Planning Committee vote on a recommendation to the membership before membership decides whether to support the development plans for the Costello Properties development at the corner of Brighton Road and W. North Avenue. The Housing & Planning Committee must review all zoning variance and other regulatory approvals sought by the developer before making that recommendation. (C. Malakoff / M. Fatla, as amended M. Fatla / C. Gomrick)

II. Minutes

- The members approved the minutes of the February 11, 2025 meeting. (S. Graubarth / F. Barbush)

III. Reports of Officers, Standing Committee Chairs, and Others

A. Treasurer's Report – Cathy Serventi

- The Treasurer reported on the bank account balances for both the Allegheny West Civic Council and the Allegheny West Development Corp.
- The Finance Committee probably will begin meeting in May.

B. Communications – Sarah Cook

- Ms. Cook had no report.

C. Friends of Allegheny West – Trish Burton

- Ms. Burton had no report.

D. Housing & Planning – Tom Cihil

- Mr. Cihil is on vacation and was unable to attend.
- Chris Furman reported 1112 Galveston Avenue:
- Tom Schweitzer was fined once again over the condition of the property.
- There is a new hole in the wall of the property.
- There is a graffiti citation coming up soon.
- John Shedd's attorney says that Mr. Shedd is no longer a member of Hard Lofts, LLC, the entity which owns the property. The attorney offered no proof of this, however. Hard Lofts LLC's address has changed to Mr. Schweitzer's address, however.
- Residents are encouraged to call 311 if they see unsafe conditions at this, or any other, property.
- Magisterial District Judge Jehosah Wright will be formally invited to one of our meetings.
- Mr. Furman stated that he intends to propose that Allegheny West Civic Council assign its rights to Shannon Pultz and himself.

E. Membership – Yulia Bhonsle

- Ms. Bhonsle was unable to attend and there was no report.

F. Ways & Means Committee – Carol Gomrick

- Summer Wine Tour preparations are well under way, with all or most of the vendors lined up. The tour will be held on the 27th and 28th of June.
- Planning for the Annual Victorian Christmas House Tour has started. A tour company already wants to purchase tickets.
- The membership discussed proposed dates for the Christmas tour and passed the following motion: The Christmas House Tour will be held the first weekend after Thanksgiving, which will be December 5 and 6. (M. Fatla / A. Bryan)

G. Property – Aaron Bryan

- Mr. Bryan had no report.

H. Executive Committee – President Elizabeth Barbush and Secretary Bob Griewahn

- **RCO Application** - The executive committee reviewed nondiscrimination policies and conflict of interest policies. After a brief discussion, the members passed a motion to establish the conflict of interest and nondiscrimination policies. (S. Graubarth / F. Barbush)

I. Northside Leadership Conference - Ann Gilligan

- Ms. Gilligan reported that the Northside Leadership Conference has a new board chair: Greg Manley of Fineview.
- There will be a "Paint Party" on March 20.

J. Old Business

- **McIntosh Row** – The decision has been made to forego improving the streetlamps, since we cannot get easements from all the residents.
- **Registered Community Organization**– The application will be filed with the newly adopted policies.
- Tree Trimming – No news.
- Street Electrical Work – No news.
- **Alleys, Axles, and Ales Tour Subcommittee** – No planning will be done until after the Pittsburgh Home & Garden Show, because Shane Moore, the committee chair, is inundated with work for the show.

K. New Business

- **ALCOSAN** – They wish to make a presentation at the April membership meeting.
- **Lefty's Bar** – A Northside Chronicle article was published with several inaccuracies, according to some members. The membership then held a lengthy discussion about journalism and the fact that our meetings are open to the public.

The meeting adjourned at 9:10 PM (T. Barbush / S. Graubarth).

— Bob Griewahn, secretary.

Policy Against Discrimination Statement

Allegheny West Civic Council



The Allegheny West Civic Council is committed to embracing diversity in all its forms as a core value. We are a multi-cultural organization dedicated to providing culturally competent community services and programs. We are dedicated to promoting an environment of respect and appreciation for the race, ethnicity, national origin, gender identity, age, religious affiliation, sexual orientation, physical/mental ability, and socioeconomic status of all. We aim to provide a safe, welcoming, and affirming environment for everyone.

Conflict-of-Interest Policy Allegheny West Civic Council



Revised: 30 April 2024

Article I: Purpose

This conflict-of-interest policy is designed to foster public confidence in the integrity of Allegheny West Civic Council (the “Organization”) and to protect the Organization’s interest when it is contemplating entering a transaction (defined below) that might benefit the private interest of an Officer or Committee Chair.

Article II: Definitions

The following members of the Executive Committee of the Council are considered ***insiders*** for the purposes of this policy:

- The ***Officers***: The President, Vice-President, Treasurer, Recording Secretary, Corresponding Secretary, and Sergeant-at-Arms.
- ***Committee Chairs***: Housing and Planning Committee Chair, Membership Committee Chair, Property Committee Chair, Ways and Means Committee Chair, Communications Committee Chair, and Friends of Allegheny West Committee Chair.
- The immediate past President.

Interest means any commitment, investment, relationship, obligation, or involvement, financial or otherwise, direct or indirect, that may influence a person’s judgment, including receipt of compensation from the Organization, a sale, loan, or exchange transaction with the Organization.

A ***conflict of interest*** is present when, in the judgment of the Executive Committee, an insider’s stake in the transaction is such that it reduces the likelihood that an insider’s influence can be exercised impartially in the best interests of the Organization.

Transaction means any transaction, agreement, or arrangement between an insider and the Organization, or between the Organization and any third party.

Generally, no Executive Committee member, or any member of his/her family should:

- accept any gift, entertainment, service, loan, or promise of future benefits from any persons who either personally or whose employees might benefit or appear to benefit from such board of committee member's connection with (name of organization)
- should perform, for personal gain, services to any Allegheny West Civic Council supplier of goods or services, as employee, consultant, or in any other capacity which promises compensation of any kind should have any beneficial interest in, or substantial obligation to, any Allegheny West Civic Council supplier of goods or services or any other organization that is engaged in doing business with or serving Allegheny West Civic Council

unless the facts of such transactions or contracts are disclosed in good faith and the Executive Committee authorizes such a transaction.

Article III: Procedures

Duty to Disclose

Each insider shall disclose to the Executive Committee all material facts regarding his or her interest in the transaction, promptly upon learning of the proposed transaction.

Determining Whether a Conflict of Interest Exists

With regard to an insider, the Executive Committee shall determine if a conflict of interest exists. The insider(s) and any other interested person(s) involved with the transaction shall not be present during the Executive Committee's discussion or determination of whether a conflict of interest exists, except as provided in Article IV below.

Procedures for Addressing a Conflict of Interest

The Executive Committee shall follow the procedures set forth in Article IV to decide what measures are needed to protect the Organization's interests in light of the nature and seriousness of the conflict, to decide whether to enter into the transaction and, if so, to ensure that the terms of the transaction are appropriate.

Article IV: Review by the Board

The Executive Committee may ask questions of and receive presentation(s) from the insider(s) and any other interested person(s) but shall deliberate and vote on the transaction in their absence. The Executive Committee shall ascertain that all material facts regarding the transaction and the insider's conflict of interest have been disclosed to the Executive Committee and shall compile appropriate data, such as comparability studies, to determine fair market value for the transaction.

After exercising due diligence, which may include investigating alternatives that present no conflict, the Executive Committee shall determine whether the transaction is in the Organization's best interest, for its own benefit, and whether it is fair and reasonable to the Organization; the majority of disinterested members of the Board then in office may approve the transactions.

Article V: Records of Proceedings

The minutes of any meeting of the Executive Committee pursuant to this policy shall contain the name of each insider who disclosed or was otherwise determined to have an interest in a transaction; the nature of the interest and whether it was determined to constitute a conflict of interest; any alternative transactions considered; the members of the Executive Committee who were present during the deliberations on the transaction, those who voted on it, and to what extent interested persons were excluded from the deliberations; any comparability data or other information obtained and relied upon by the Board and how the information was obtained; and the result of the vote, including, if applicable, the terms of the transaction that was approved and the date it was approved.

Article VI: Annual Disclosure and Compliance Statements

Each Officer and Committee Chair of the Organization shall annually sign a statement on the form attached, that:

- affirms that the person has received a copy of this conflict-of-interest policy, has read and understood the policy, and has agreed to comply with the policy; and
- discloses the person's financial interests and family relationships that could give rise to conflicts of interest.

Article VII: Violations

If the Executive Committee has reasonable cause to believe that an insider of the Organization has failed to disclose actual or possible conflicts of interest, including those arising from a transaction with a related interested person, it shall inform such insider of the basis for this belief and afford the insider an opportunity to explain the alleged failure to disclose. If, after hearing the insider's response and making further investigation as warranted by the circumstances, the Executive Committee determines that the insider has failed to disclose an actual or possible conflict of interest, the Executive Committee shall take appropriate disciplinary and corrective action.

Article VIII: Annual Reviews

To ensure that the Organization operates in a manner consistent with its status as an organization exempt from federal income tax, the Executive Committee shall authorize and oversee an annual review of the administration of this conflict-of-interest policy. The review may be written or oral. The review shall consider the level of compliance with the policy, the continuing suitability of the policy, and whether the policy should be modified and improved.

Conflict of Interest Policy Allegheny West Civic Council



ACKNOWLEDGMENT AND FINANCIAL INTEREST DISCLOSURE STATEMENT

Allegheny West Civic Council (the "Organization") follows a conflict-of-interest policy designed to foster public confidence in our integrity and to protect our interest when we are contemplating entering a transaction or arrangement that might benefit the private interest of a member of the Executive Committee.

Part I. Acknowledgment of Receipt

I hereby acknowledge that I have received a copy of the conflict-of-interest policy of the Allegheny West Civic Council, have read and understood it, and agree to comply with its terms.

I hereby acknowledge that I have received a copy of the conflict-of-interest policy of the Allegheny West Civic Council, have read and understood it, and agree to comply with its terms.

Signature

Date

Printed Name

Part II. Disclosure of Financial Interests

We are required annually to file Form 990 with the Internal Revenue Service, and the form we file is available to the public. To complete Form 990 fully and accurately, we need each officer, director and key employee to disclose the information requested in this Part II.

A "conflict of interest," for purposes of Form 990, arises when a person in a position of authority over an organization, such as an officer, director, or key employee, may benefit financially from a decision he or she could make in such capacity, including indirect benefits such as to family members or businesses with which the person is closely associated.

Part II: Please check ONE of the following boxes:

- ☐ My interests and relationships have not changed since my last disclosure of interests. [Proceed to signature block below. Do not complete the tables.]

OR

- ☐ I hereby disclose or update my interests and relationships that could give rise to a conflict of interest: [Complete the table below. Use additional pages as needed.]

Family Relationships	Names of those presenting a potential conflict of interest
Include spouse/domestic partner, living ancestors, brothers and sisters (whether whole or half-blood), children (whether natural or adopted), grandchildren, great grand-children, and spouses/ domestic partners of brothers, sisters, children, grandchildren, and great grandchildren	

Type of interest	Description of interest that could lead to a conflict of interest
Transactions or arrangements with the Organization	
Transactions or affiliations with other nonprofit organizations	
Substantial business or investment holdings	
Transactions or affiliations with businesses not listed above	

I am not aware of any financial interest involving me or a family member that could present a conflict of interest that I have not disclosed either above or in a previous disclosure statement.

Signature

Date

Printed Name