

# the Bulletin

A publication of the  
Bloomfield-Garfield  
Corporation



NON-PROFIT  
U.S. POSTAGE  
PAID  
PITTSBURGH, PA  
Permit No. 2403

Vol. 44, No. 12

DECEMBER  
2019

*Serving Bloomfield, Friendship, Garfield,  
East Liberty, and Lawrenceville since 1975*

## Garfield Land Trust & BGC collaboration: Montana Building renovations

By Joe Reuben *Bulletin contributor*

*Friendship* - The Montana Apartments building was originally renovated in 1992 by a nonprofit entity formed out of the Bloomfield-Garfield Corporation (BGC), Friendship Development Associates, Inc. (FDA), and East End Cooperative Ministry (EECM).

The partnership was necessary to fulfill EECM's condition that the building, which they had purchased years earlier, be used for the benefit of working-class individuals and families.

Time has taken its toll on the structure at 5456 Penn Ave. The building still serves its purpose as so-called "affordable" housing but, if it is to continue functioning in that vein, the Montana is in need of major renovations.

See **Montana Building** | page 2



**ABOVE:** Garfield residents Karen Thompson (left) and Anqwenique Kinsel (center) connect with other community members ahead of the Bloomfield-Garfield Corporation's sixteenth annual luncheon on Friday, Nov. 15. Held Downtown at the Omni William Penn Hotel, the luncheon honored women in community development. See more on page 9. Photo by John Colombo.



**ABOVE:** Rendering of a Hampton Inn at 4520 Penn Ave. The hotel's impact on local residents and the neighboring hospital are hot topics in a renewed conversation with the developer. Read more, beginning at right. Graphic courtesy of Christina Howell.

## Developer shares updated plans for Hampton Inn on Penn Ave.

By Christina Howell *Bloomfield Development Corporation*

*Bloomfield* - A local developer's plans to transform 4520 Penn Ave. into a Hampton Inn, which seemingly vanished over the last few years, have now resurfaced, albeit with some changes.

On Nov. 14, the developer - Michael Kratsas, a principal of M. P. Krastas Co. - met with Bloomfield Development Corporation's (BDC) Property & Planning Committee to present some updates to the 2017 plans.

Among the updates are changes to the building's facade and first floor layout. The shape and size of the hotel will re-

main the same; plans still include four stories, and a governor's drive that provides entry to the parking garage.

Within the same square footage set forth in the original plans, seven parking spaces and three hotel rooms have been added, bringing the total of each to 67 spaces and 118 rooms. The only other updates involve the use and layout of the hotel's first floor, as well as its facade.

In response to the initial community feedback from 2017, Krastas tapped a

See **Hampton Inn** | page 4

- PAGE 7 -  
ARSENAL MIDDLE SCHOOL  
BLAZES TRAIL, GETS RESULTS

PGH FITNESS PROJECT: HEALTHY  
TIPS FOR HOLIDAY SNACKING

- PAGE 10 -

# Montana Building *continued from page 1*

**AT RIGHT:**  
The Montana Apartments (5456 Penn Ave.) will be the subject of renovations by the Bloomfield-Garfield Corporation and Garfield Community Land, Inc. in 2020. Aiming to keep the building's timeless architectural features intact, the local organizations will focus on repainting the facade, re-pointing the brick, and fixing fire escapes. Photo courtesy of Wikimedia Commons.



Now that the FDA and EECM have withdrawn as active members, the Montana Development Corp. (MDC), the entity that owns the building, is restructuring its board of directors to ensure broader community representation in the project.

The land trust organization for the Garfield neighborhood, Garfield Community Land, Inc. (GLD), will join the

board of the MDC to help oversee both the renovations and future management of the 16-unit property.

In October, GLD voted to join the MDC board, and to help pay for a consultant's assistance in rounding up the financing for what may end up totaling \$400,000 or more in renovations. Doug van Haitsma, a principal with Shape Development Group, is now

serving as the consultant on the Montana project.

According to Rick Swartz, the BGC's executive director, much of the work will be focused on the exterior of the apartment complex.

"We have fire escapes that are in deteriorated condition, missing mortar joints in the brick façade on three sides that will need re-pointed, and a front façade that hasn't been repainted in 27 years," he recently told *The Bulletin*. "On the interior, we'll try to do some minor upgrades to each apartment, and we're now weighing whether or not to replace all the furnaces and rooftop condenser units that service the air-conditioning systems."

Swartz said he hopes a portion of the refinancing might come from PNC Bank, which still holds the first mortgage on the building.

The MDC will likely seek a match-

ing loan, he said, from the Housing Opportunity Fund at the city's Urban Redevelopment Authority (URA ); the URA was also a lender on the original renovation of the property.

The Housing Opportunity Fund, which was created when city Council added .5% to the deed transfer tax in 2017, may only be used to assist projects where the rents will be made affordable to persons at 50% or less of the median household income for the Pittsburgh region.

"Both the BGC and Garfield Community Land, Inc. want to preserve what EECM and the FDA helped us accomplish in 1992," Swartz noted.

"All of the 2-bedroom units in the Montana rent for less than \$700-a-month, and the one-bedrooms for less than \$550-a-month. If we can somehow get this critical work done without seeing an escalation in those rents, then the project will have been a success." ♦



More than 80% of Pittsburgh homes were built before lead-based paint was banned. The dust from this paint is our region's leading cause of lead poisoning, which has devastating effects in children—from lower IQ to behavioral problems—that last a lifetime. It's time to fix it.

**Learn more.  
Get help.  
Demand change.  
GetTheLeadOutPgh.org**



**WE'RE HIRING!**

The Commons at North Aiken in Garfield and Negley Commons in East Liberty\* are looking for self-starters who enjoy painting, minor electric and other maintenance work to fill **Maintenance Technician II** positions at our communities.

These are **full-time positions** that offer the opportunity to **make a difference** in the lives of our residents.

\*This position also works at Page Place Apartments in the North Side

**APPLY NOW: [CareersAtSrCare.org](https://careersatsr.org)**



MANAGED BY:



A Presbyterian SeniorCare Network Affiliate

# BGC 2019 in Review

Submitted application to the state for construction of  
**25** rental homes in Garfield in 2021



Provided grants to  
**19** families to help avert evictions & shutoffs

Joined with BASE in asking the city to improve Fort Pitt Park & Ballfield

Continued collaboration with city around next phase of reconstruction of Penn Ave.

Mentored **85** high school seniors in defining college or career goals, with **67** choosing to enter college this fall



Placed **104** individuals in full- or part-time jobs with area employers via Eastside Neighborhood Employment Center

Published The Bulletin community newspaper distributing it to over  
**16,000** East End households and businesses every month

Assisted **107** residents in filing federal & state tax returns

Partnered with Friendship Community Group to obtain City's approval for new KeyBank branch at Penn & S. Negley Aves.



**Bloomfield Garfield CORPORATION**

For more information  
Contact Nina at the BGC Office  
5149 Penn Ave, PGH PA 15224  
412-441-6950 x 17

# the Bulletin

Serving Pittsburgh's East End neighborhoods since 1975

with the mission of reporting on issues affecting underserved communities and facilitating local residents' exchange of ideas.

## Vol. 44, No. 12

Deadline for the January 2020 edition is Friday, Dec. 13.

**Editorial and Advertising Offices** 5149 Penn Ave. • Pittsburgh, PA 15224 • 412-441-6950 (ext. 13) • Andrew@Bloomfield-Garfield.org

**Total Circulation** 16,000 Total Copies • 14,450 Mailed • 1,550 Bulk Distributed

**Staff** Andrew McKeon, Editor • John Colombo, Staff Photographer • Rick Swartz, Proofreading • Pamela Schön, Office Manager • Pittsburgh Post-Gazette, Printing & Mailing • USPS, Home Delivery • Garfield CISP, Bulk Distribution

**Board Meetings** are held by the Bloomfield-Garfield Corporation at 6:30 p.m. on the second Monday of each month, at the BGC Community Activity Center (113 N. Pacific Ave.), and are open to the public.

*The opinions expressed herein are not necessarily those of the publisher.*

*The Bulletin is made possible in part by funding from Dollar Bank and WesBanco Bank.*

**Bloomfield-Garfield.org** © 2019 by the Bloomfield-Garfield Corporation

**Thank you!**

The Bloomfield-Garfield Corporation (BGC) would like to acknowledge its main corporate and philanthropic partners: PNC Foundation, BNY Mellon Foundation, The Pittsburgh Foundation, WesBanco Bank, and Dollar Bank. Thanks also to PNC Bank, Allegheny Health Network, West Penn Hospital, the City of Pittsburgh, *The Bulletin's* advertisers, and all BGC members for their ongoing support and assistance.

## Snow Angels program now accepting applications for winter season

By Timothy McNulty City of Pittsburgh

*Pittsburgh* - The City of Pittsburgh's Office of Community affairs is now accepting applications for the 2019-2020 Snow Angels Program.

This program pairs older adult residents, and residents with disabilities, with nearby volunteer "Snow Angels" to help them shovel and salt their property throughout the winter.

In order to request help from a Snow Angel, neighbors must: be at least 60 years old or have a physical disability, live within City of Pittsburgh limits, and lack other resources (financial or family/friends nearby) to assist with snow removal.

Volunteers and neighbors in need can register for the program online ([pittsburghpa.gov/snowangels](http://pittsburghpa.gov/snowangels)) or by calling the City's 311 Response Center. Last year's program saw over 210 neighbors matched with volunteers to help them manage the hardships of winter.

"We're pleased that the Snow Angels Program has grown every year, but there are always more vulnerable residents who need help than [there are] volunteers," said Mayor William Peduto. "I encourage Pittsburgh residents to sign up as a Snow Angel to help a neighbor in their community."

The Office of Community Affairs will offer incentives throughout the winter season for individuals to volunteer on their social media accounts on Facebook ([facebook.com/ocapgh](https://facebook.com/ocapgh)), Twitter (@ocapgh) and NextDoor. Community-based organizations, companies, or employers are encouraged to assist with volunteer recruitment in their communities by having volunteers mention the organization's name when they register. The organization that recruits the most volunteers will win the 2019-2020 Golden Shovel award and other incentives that will be announced later.

For more information or to find out more about how to help with volunteer recruitment, contact the Snow Angels Program at [snowangels@pittsburghpa.gov](mailto:snowangels@pittsburghpa.gov) or 412-255-0846. ♦

## ZION EVANGELICAL LUTHERAN CHURCH

Celebrating 150 Years of Blessings



Join us to celebrate the Birth of Jesus

### ADVENT SERVICE

Wednesday, December 11 at 7 p.m.  
Light Supper at 6 p.m.

### CHRISTMAS EVE SERVICE—

Tuesday, December 24 at 5:30 p.m.

237- 37<sup>TH</sup> STREET LAWRENCEVILLE 412/621-2720  
Rev. Dr. Dan Hahn, Pastor

# Hampton Inn *continued from page 1*

new design firm, Indovina Associates Architects, to re-imagine the building's façade.

The new exterior design incorporates brick that matches the materials of neighboring Penn Ave. structures, along with architectural panels and stucco-like features.

One of the most significant changes concerns the location of the hotel's lobby entrance. Previous plans called for a lobby entrance that was only accessible from the governor's driveway, without allowing for entry from the street.

Community members pushed back, with many arguing that, for an urban setting like Bloomfield, a lobby entrance from Penn Ave. would be more appropriate. The developer responded by reorienting the lobby and situating its entrance directly onto the street, with a canopy overhead, for unfettered access to the hotel.

Krastas was admittedly disappointed that he could not find a retail tenant for the first floor space; updated plans showed the retail space had been replaced by three guest rooms.

During a January 2017 community meeting, BDC Committee members drew a hard line that retail space was a condition of the community's approval. Some even offered to help find a tenant, but the developer's cited \$30-per-square-foot rate has deterred any small business from occupying the space.

Committee members also pointed out that few guests would want to stay in a first floor guest room where a person could easily lean against their room's outside window.

A suggestion to add landscaping or "bike share" infrastructure between the entrance and exit of the governor's drive - an attractive amenity that could

**BELOW:** Plans to develop a new Hampton Inn at 4520 Penn Ave., across from the Allegheny Cemetery, have resurfaced in Bloomfield. Graphic courtesy of BDC.



also enhance the Hampton Inn's accessibility and overall safety - was evidently not lost on Krastas.

Committee members identified the empty space and reasoned that, in order to discourage illegal stopping or parking that might impede a driver's ability to safely exit the hotel, some tasteful shrubbery and/or a Healthy Ride station might solve the problem.

The developer's PowerPoint presentation, which contains updated render-

ings, is now available for review on the BDC website ([bloomfieldnow.org](http://bloomfieldnow.org)).

Local community members are encouraged to view the presentation and register comment about the new plans to change retail space into additional guest rooms; readers may email their opinions to [Info@BloomfieldPgh.org](mailto:Info@BloomfieldPgh.org).

Track the development's progress in *The Bulletin* and look to the BDC's website and Facebook page (@BloomfieldPGH) for further updates. ♦



**Christmas**  
has a different  
meaning to everyone,  
and that meaning can change  
from year to year, depending on what fate  
has brought your way. For some, it has been a  
year of prosperity... for others, it has been a year  
of loss. Fortunately, time has a way of healing,  
and letting us go forward—to celebrate again.  
Whatever the year has brought your way, we want  
you to know our family's thoughts are with you.

## D'Alessandro Funeral Home & Crematory Ltd.

**"Always a Higher Standard"**

*Daniel T. D'Alessandro, Spvr.*

4522 Butler St. • Pittsburgh, PA 15201

Phone: 412-682-6500 • Fax: 412-682-6090

[www.dalessandroltd.com](http://www.dalessandroltd.com) • [dalessandrofh@aol.com](mailto:dalessandrofh@aol.com)

**HOME TO THE HAPPIEST DOGS ON EARTH!**

**HOUNDS TOWN!**

**PITTSBURGH STRIP DISTRICT**

**now open!**

**DAYCARE BOARDING GROOMING PET TAXI**

**FREE TRIAL DAY OF DAYCARE!**

3228 PENN AVENUE, PITTSBURGH, PA 15201  
412-232-5085

[www.houndstownusa.com](http://www.houndstownusa.com)

# 2019 Highland Park Pottery Tour introduces new destination for ceramic arts

By Sam Laffey *Union Project*

*Highland Park* - Now a long-standing tradition for the holiday season, the ninth annual Highland Park Pottery Tour (HPPT) will run from 11 a.m. to 5 p.m. on both Saturday, Dec. 14, and Sunday, Dec. 15.

This year, over 25 ceramic artists and collectives will display a wide range of techniques and styles - from wood-fired to wheel-thrown to hand-built pottery. The free tour's stops, which are illustrated in a handy map [available at [highlandparkpotterytour.com](http://highlandparkpotterytour.com)], will provide tour-goers with many opportunities for holiday ceramics shopping.

Every year, the HPPT is made possible by four local potters working in collaboration with Union Project (801 N. Negley Ave.). Created in 2011 to build connections between the ceramics community and the neighborhood, the tour provides a sales opportunity for both local and visiting artists - a public forum that helps these entrepreneurs branch out into the community.

As one of the HPPT's four founding artists, Jeff Guerrero has opened up his home and hosted a stop on the tour every year, until now. Living across the street from Pittsburgh Theological Seminary (PTS, 616 N. Highland Ave.) for over a decade, he participated in campus events and saw, firsthand, the seminary's impact on the Highland Park neighborhood. Guerrero said he is excited to shine a light on PTS by making its campus a 2019 tour stop, featuring an impressive collection of his and other artists' works for sale.

As a graduate-level Presbyterian seminary school that works with the local community, PTS is not really known for showcasing ceramic art, yet it remains a longtime sponsor of the HPPT. The school's N. Highland Ave. campus houses two standing exhibitions of ancient ceramics within its Kelso Museum, an attraction that associate curator Jennifer Christmas aims to highlight on this year's tour.

According to Christmas, *Towns and Tombs: The Dead Sea Plain in the Early Bronze Age*, is an exhibition focused on the vast cemeteries of Bab edh-Dhra [located in the modern-day country of Jordan]. Boasting a plethora of roughly 5,000-year-old pottery, its works are comprised of both hand-built and "slow-wheel" vessels. The *Tales from Tells: Everyday Life in the Land Between* exhibition,

**BELOW:** Regular customers of the Highland Park Pottery Tour will reconnect with their favorite ceramic artists on Dec. 14 & 15. Photo courtesy of Sam Laffey.



on the other hand, spotlights "fast-wheel" ceramic works and "thrown" pottery of various styles.

"I'm very excited about my new guests this year. Laura Jean McLaughlin is not only an artist of national renown, but she's also an extremely warm-hearted person and a mentor to many local artists. I defy anyone to walk away from a conversation with Laura Jean and not feel inspired," Guererro said. "Margy Law has been a friend, and a shoulder to lean on, for many years now. She's a passionate ceramic artist who has only just begun to formally exhibit, and I'm extremely happy to share my [PTS] stop with her."

Providing a rare chance to experience professionally crafted, ceramic art outside of a gallery or retail environment, the HPPT accommodates a range of artistic tastes in pottery. The ceramic wares available for sale this year include mugs, bowls, platters, vases, teapots, wall art, ornaments, and more - with prices ranging everywhere from \$10 to \$200 per item.

To learn more, and obtain a map, visit [highlandparkpotterytour.com](http://highlandparkpotterytour.com). ♦



Supporting the technology needs of **Pittsburgh's East End community** since 2004



**Home Broadband Internet**  
*Traditional Internet service for your home*



**Business Broadband Internet**  
*Traditional Internet service for your business*



**Managed Residential Wi-Fi**  
*Wi-Fi networks for entire apartment or condominium buildings*



**Managed Retail Wi-Fi**  
*Wi-Fi Internet access for coffee shops, bars, restaurants, Laundromats, and more*



**IT Consulting and HelpDesk Support**  
*Expert management and support for businesses with more than 5 computers*



**Business Telephone Service**  
*Globally accessible hosted VoIP business telephones with any area code, no long distance, and any feature you can imagine*



Visit [www.greenwifi.com](http://www.greenwifi.com) or call **(412) 228-3000** to get started.



# Volunteer Kent Jones bids farewell to Eastside Neighborhood Employment Center

By Amber Epps Bloomfield-Garfield Corporation

Garfield - For the last two years, Kent Jones has volunteered at the Eastside Neighborhood Employment Center (ENEC) as a participant in the AARP program.

Since Jones recently accepted a full-time position at another local nonprofit organization, Nov. 19 marked his last day working at the employment center.

Jones was an asset to the ENEC, demonstrating his computer, and people, skills every day; he helped clients update resumes, find jobs, complete applications, and accomplish various other computer-related tasks.

Although the other volunteers and staffers are sad to lose him, everyone at the ENEC is excited for Jones to begin a new journey. ♦



**ABOVE:** Building on his work at the ENEC, volunteer Kent Jones recently accepted a job offer from a local nonprofit. Photo by Amber Epps.

# Lawrenceville hosts holiday ‘Cookie Mall’ & tree-lighting ceremony

By Darrell Kinsel Lawrenceville United

Lawrenceville - The annual “Cookie Mall” is coming to town on Saturday, Dec. 7, from 4-7 p.m. at the Estelle S. Campbell Boys & Girls Club (4600 Butler St.). Sponsored by Lawrenceville United (LU), this free, family-friendly event coincides with the neighborhood’s “Joy of Cookies” tour (Dec. 6-8).

Culminating in the “Light Up Lawrenceville” tree-lighting ceremony, festivities include a children’s holiday party, a nonprofit bake sale, and a “Food & Fund Drive” for the Greater Pittsburgh Community Food Bank.


Partygoers will receive a free meal, along with a piping hot cup of cocoa, to help fuel the fun activities and arts & crafts. A special visitor from the North Pole will also be on hand to spread holiday cheer; kids will get a chance to take a picture with St. Nick, and even take home a small gift.

Adults will not be going home empty-handed, though, because the Cookie Mall will offer unique sweets prepared by nonprofits from across the region. Each local nonprofit works hard to bake and decorate dozens of goodies for sale - with proceeds benefiting their organization.

As a way of giving back to their community, Lawrenceville neighbors will host a “Food & Fund Drive.” Guests are encouraged to bring a canned or non-perishable food item for donation; cash donations will also be accepted.

The evening winds down at 7 p.m. for Light Up Lawrenceville, a tree-lighting ceremony held at the Butler Street entrance to the Allegheny Cemetery. Neighbors are welcome to stop by for a few carols while the neighborhood evergreen is illuminated with a bit of holiday magic.

Since Santa is not the only one who needs helpers this holiday season, volunteers are also welcome to help LU run this community event. For more info, please contact LU at 412-802-7220 or info@LUnited.org. ♦



## The Cataract & Laser Institute of Pennsylvania

Age Related Macular Degeneration

State-of-the-art diagnostic equipment



Dr. Benjamin Chun, Medical Director

You may qualify for free equipment at home to detect ARMD changes faster

Better Vision for A Better Life!

**(412) 681-8505**

Cataractandlaserinstitute.com



Three convenient locations

144 South 20th St., Pittsburgh, PA 15203

5438 Centre Ave., Pittsburgh, PA 15232

1955 Lincoln Way, White Oak, PA 15131



### “Like” the Bloomfield-Garfield Corporation

(Facebook.com/BloomGarCorp)

for the latest neighborhood information and community updates

## "Bridges Over Barriers"

### Ex-Offender Workforce Development Workshop

**LEARN HOW TO:**

- Clean up your record
- Begin the Clean Slate, Pardon & Expungement process
- Create a Resume
- Create a Cover Letter
- Talk about your charges in the interview.

**When:** December 5th, 2019  
10:00am to 3:00pm

**Where:**  
Eastside Neighborhood Employment Center  
5321 Penn Ave,  
Pittsburgh, PA 15224

**RSVP:** (412) 465-0425

**Space is limited. Call to reserve your seat today.**



## THE BULLETIN WANTS YOUR FEEDBACK!

This publication begins and ends with you, local community members, so we respectfully invite your opinions & insights. We’d love to hear from you, so drop us a line anytime!

Please email our tip-line/suggestion box:  
[Bulletin@Bloomfield-Garfield.org](mailto:Bulletin@Bloomfield-Garfield.org).

# A+ Schools report highlights student achievement at Arsenal 6-8

By Gita Michulka A+ Schools.

Lawrenceville - Although the city's public schools (district and charter) continue struggling to close gaps in achievement and opportunity, like schools in many other cities across the country, one local school is leading the way to student achievement.

Every year, A+ Schools - Pittsburgh's independent advocate for equity and excellence in public education - publishes a "Report to the Community on Public School Progress," which provides an objective look at Pittsburgh's public and charter schools.

This year, the organization decided to provide data and analysis of the District's results in a different way.

For the first time, A+ Schools interviewed principals at six schools, as well as one student leader, to find out how each school helped children, especially Black and Brown students, achieve bet-

ter results.

Located in Lawrenceville, Pittsburgh Arsenal 6-8 was highlighted in the 2019 report for being one such school.

With 92% of its student body meeting the state criteria for "economically disadvantaged," a large English language learner population, and students who begin sixth grade well below grade level, state predictions of student outcomes at the school tend to be fairly low.

Through the Pennsylvania Value-Added Assessment System (PVAAS), the state provides schools with two kinds of information about growth.

One is a projection of students' future scores based on their own past performance; the other is school-wide information based on actual test scores. Students' scores provide evidence that the school met, failed to meet, or exceeded

the state's standard for a year's worth of growth.

According to Arsenal Principal Patti Camper, for the 2019 math test, PVAAS predicted half of the school's sixth grade class would remain "below basic," the lowest range of scores. As it turned out, because far fewer students scored "below basic," the prediction was flat wrong.

"As a staff here at Arsenal," Camper explained, "we've become determined to just destroy their projections."

The school maintains a strong focus on growing student achievement. In all three grades, Camper said, teachers must "intimately know the lesson that they're teaching, including all of the ways that it can go wrong."

By studying the state standards and comparing them to the District's adopted math curriculum, Arsenal's math teachers were able to identify gaps they needed to fill.

Beyond the scholastic standards,

though, teachers must also know enough about their students to anticipate where problems might occur.

"You have to know your students' data like the back of your own hand," Camper said. "You have to know what is preventing them from being able to solve this particular problem...if they're missing this skill, then this is where it's going to show up."

When students struggle, she explained, teachers must decide when to intervene and when to "allow them to take the path that they take, but then use that as a teaching tool."

The school's focus on growth over three years also reduces the importance of a single test score, even though that is how schools and students are judged.

"For a student, the PSSA is a one-time, two-day test that kind of hangs out in the shadow of your records for a year, but you can't do anything about it," Camper said, noting that students never see which problems they missed and get no feedback on what they did right or wrong. "It doesn't define you."

The principal remains steadfast in her belief that "proficient on the PSSA can't be the measure of success." She thinks administrators and teachers should focus on the smaller increments of success, the areas where teachers can intervene to provide support, and what can they do to increase it.

To find out more about Arsenal 6-8 and other Pittsburgh public schools that are pointing the way towards improvement, visit [ourschoolspittsburgh.org](http://ourschoolspittsburgh.org). Members of A+ Schools' staff are available to present the 2019 report to any organization interested in learning more. Please call 412-697-1298 to request a presentation. ♦



**Call Me, A Longtime Friendship Resident  
For All Of Your Real Estate Needs!**



**Maureen States**

Associate Broker/Owner

Cell: 412 377-7775

Office: 412 241-4700 ext. 11

[maureenstates@neighborhoodrealtyserservices.net](mailto:maureenstates@neighborhoodrealtyserservices.net)

**Put nearly 4 decades of proven experience to work for you!  
Get the best of customer service and make the process easy.**

**CALL ME NOW! GET THE RESULTS YOU DESERVE!**

**COULD  
ADVERTISING  
IN THE BULLETIN  
REALLY WORK?**

**IT  
JUST  
DID!**

*The Bulletin helps advertisers reach local customers, period. Consider how many thousands of readers would see your ad in this very spot!*

*No matter what business or service you're promoting, we'll provide you with quality placement at an affordable rate.*

**Call Andrew at 412-441-6950  
(ext. 13) or email [Andrew@Bloomfield-Garfield.org](mailto:Andrew@Bloomfield-Garfield.org)  
to learn more.**

**Capoeira Angola**

Afro-Brazilian Martial Art Hidden in Dance



Adult Classes 7-9pm Fridays  
Kids Classes 5-6pm Mondays & Wednesdays  
3-5pm Sundays

**Steel Dragon**  
100 43rd St #113  
Lawrenceville 412.362.6096  
[www.steel-dragon.org](http://www.steel-dragon.org)  
[info@steel-dragon.org](mailto:info@steel-dragon.org)  
Also: Ying Jow, Tong Bei, Xing-Yi, Tai Chi, Lion Dance



**Follow the Bloomfield-Garfield Corporation on Twitter (@BloomGarCorp)**

# Neighborhood FOCUS

## Set for construction: affordable home on Black St.

By Joe Reuben *Bulletin contributor*

*Garfield* – Nearly six years has passed since the Bloomfield-Garfield Corporation (BGC) completed construction of 48 new houses in Garfield.

These homes were built and sold mostly to first-time homebuyers, all of whom were counseled and qualified by another community-based non-profit, Garfield Jubilee Association. The funding, which came from a number of private and public sources, required the BGC to act as the sole developer for the project.

In the past few years, the BGC’s Housing & Land Use Committee has met with a number of private developers in an effort to find one, or more, who would be willing to take on a shared role with the BGC in building affordably-priced, for-sale housing in the neighborhood.

The committee, whose public meetings are held on the fourth Thursday of the month at the Community Activity Center (113 N. Pacific Ave.), is searching for developers with innovative designs, yet relatively economical construction costs. According to BGC representatives, Module Design LLC is now the first developer to make it out of the starting gate.

As of press time, Module had scheduled a Nov. 26 ground-breaking for a project featuring two market-priced homes (5452 & 5454 Black St.), as well as a third home (5456 Black St.), the cost of which is being underwritten by grants and donations from outside sources.

**BELOW:** Rendering of two of the homes to be built at 5456 (left) and 5454 Black St. in Garfield. Graphic courtesy of Module Design LLC.



*“If there is strong local interest, then Module may look at doing additional homes in Garfield, and we’ll push to see that some of them are made affordable as well.”*

- Rick Swartz, BGC Executive Director

In a Nov. 19 press release, Brian Gaudio, CEO of Module, announced, “Our team is excited to deliver high-quality homes and, thus, contribute to sustainable neighborhood development in Garfield.”

Module will be selling the two-bedroom, 1.5-bath house at 5456 Black St. for \$183,800. Measuring roughly 1,100 sq. ft. with a basement, the building is about one-third smaller than houses that the BGC used to build, according to the group’s executive director, Rick Swartz.

“It’s part of the adjustment that developers have had to make,” Swartz said, “to the rising costs of construction, coupled with the more limited resources available from agencies like the Urban Redevelopment Authority (URA).” The modular design of the house, he contends, will enable the homeowner to add on to it “down the road” in order to accommodate a growing family.

For any potential buyer whose income is 80% of median household income for the Pittsburgh region, there could be a second mortgage loan of up to \$50,000 [from the URA] that can be applied towards the sale price.

A three-person household earning less than \$57,550 would be in position to qualify for this loan; it carries no interest and would be repaid upon the sale, or transfer, of the house deed to another party. Additionally, the URA started a program earlier this year that offers up to \$7,500 in down payment assistance for first-time homebuyers.

“We want to see how the community reacts to this project, and where its interest is coming from,” Swartz stated. “If there is strong local interest, then Module may look at doing additional homes in Garfield, and we’ll push to see that some of them are made affordable as well.” ♦



**NOW OFFERING ONLINE ORDERING & HOME DELIVERY**  
SHOP ONLINE AT [MERCATO.COM](https://www.mercato.com)

USE THE CODE EASTCOOP10 TO SAVE \$10 OFF YOUR FIRST ORDER OF \$20+

7516 Meade Street, Pittsburgh, PA 15208  
[www.eastendfood.coop](https://www.eastendfood.coop) · 412-242-3598

**January 2020 Bulletin Deadline: Monday, Dec. 16**

Download advertising information: [bit.ly/bulletin\\_ad](https://bit.ly/bulletin_ad)

Download guidelines for stories, photos, and notices: [bit.ly/bulletin\\_news](https://bit.ly/bulletin_news)

# 2019 BGC Luncheon: in pictures

By Nina Gibbs Bloomfield-Garfield Corporation

Photos by John Colombo

*Downtown* - On Friday, Nov. 15, local residents, government officials, community groups, banks, and more gathered at the Omni William Penn Hotel to celebrate the Bloomfield-Garfield Corporation's (BGC) sixteenth annual luncheon.

This year's luncheon honored the efforts of Women of Distinction in Community Development. The keynote speaker was Gisele Fetterman, the Second Lady of PA, who has dedicated her energy to grass-roots programs in Braddock. The crowd was moved to tears as Mrs. Fetterman described her childhood and how she uses it as motivation in her work today, noting that connecting individuals with homes, food, and clothing are her main goals.

The late Aggie Brose was the cornerstone of the BGC, and this year's luncheon. Speakers who knew her well honored her legacy with fond memories and anecdotes. As part of the ceremony, the BGC presented the first annual Aggie Brose awards. The inaugural honorees are: LaShawn Burton Faulk, of Manchester Citizens Corp.; Celeste Scott, of Pittsburgh United; and Jessica Smith Perry, of the URA. Family members of the late Aggie Brose joined BGC Executive Director Rick Swartz in presenting these special awards. Commander Jason Lando, formerly of PGH Police Zone 5, was presented the Distinguished Public Service award. ♦

**BELOW:** A beautiful sketch of the late Aggie Brose greets guests at the Omni William Penn Hotel on Friday, Nov. 15.



**ABOVE:** Gisele Fetterman poses with her own portrait, which was comissioned to honor her community work, at the BGC's annual luncheon.



**BELOW:** Celeste Scott accepts an Aggie Brose award, honoring her community work with Pittsburgh United, and speaks to the luncheon's theme of Women in Community Development.



**ABOVE:** State Rep. Sara Immamorato (left) joins Gisele Fetterman's mother (center) and Amber Epps (COO of the BGC) in listening to the keynote speech.



**ABOVE:** BGC Board members Zach Restelli (left) and Bill Cornell take in the program on Friday, Nov. 15.

**BELOW:** Awardee LaShawn Burton Falk poses with her daughters, Israel Jordan Faulk and Imara Raquelle Faulk, at the BGC's sixteenth annual luncheon.



**AT RIGHT:** June Coyne-Givens (left) reminisces fondly about her sister, the late Aggie Brose, during the BGC's sixteenth annual luncheon. She warmly presented each of the honorees with an Aggie Brose award and, just like her sister, hugs and kisses.



**ABOVE:** Luncheon guests enjoy their meals, some light conversation, and the banquet room's unique ambiance.

# Pittsburgh Fitness Project’s healthy eating tips for the holidays

By Matt Mrazik, RD *Pittsburgh Fitness Project*

[Editor’s Note: Thanks to Matt Mrazik, a registered dietitian at Pittsburgh Fitness Project, The Bulletin would like to highlight some healthy eating tips for the holiday season. Located in the Lawrenceville Shopping Center (5500 Butler St.), Pittsburgh Fitness Project is an exercise facility that offers health & wellness options to local residents. Visit [pittsburghfitnessproject.com](http://pittsburghfitnessproject.com) or call 412-782-5438 to learn more.]

*Pittsburgh* - The holiday season is fast approaching, and along with it comes a wide array of festive treats, holiday comfort foods, and - of course - busy schedules. This time of the year can be everything from wonderful to stressful.

It can also be a very big challenge for those of us trying to pursue a healthy lifestyle and maintain what could be a wonderful year of healthful habits. So, are you among the 79% of Americans who indulge in more sweets and treats during the holiday season?

If so, do not worry: you can do it without feeling deprived. One of the strategies may include a better understanding of your cravings, along with some planning that involves healthier alternatives.

While cravings are natural, and we cannot eliminate them, what we can do is make our cravings more manageable so that we are not as quick to give in to temptation. When we can resist foods that do not align with our goals, we strengthen our resistance muscle. Similarly, when we give in to cravings quickly,

just the opposite happens because we are basically strengthening our giving-in muscle.

Think of cravings as waves; as the intensity rises, our desire to eat that food goes up and up. But, like all waves, it will come crashing down after a certain amount of time. For most people, this is about 10-20 minutes. So, if you can “ride the wave” and allow the intensity to recede, you may be able to resist eating that food - or choose to indulge, but eating less. To help you surf through the urges this holiday season, just refer to the 4 D’s:

**Delay:** After you first feel the food craving, wait 10-20 minutes. Tell yourself that you can have the food, just not right now. Managing cravings in a healthy way means we do not practice deprivation.

**Distract:** Choose a healthy behavior like taking a walk, playing with your kids, reading, or doing a puzzle. Engage your mind in something else.

**Deflect:** Since we can sometimes mistake thirst signals as hunger signals, enjoy a glass of water or a hot cup of tea.

**Downsize:** Finally, even if you have done all of this, you may still decide to give in to the craving. Choose just a few pieces of your favorite candy to savor mindfully.

*One seasonal example of a healthy alternative to candy: spiced nuts.*

To make spiced nuts, simply start with raw nuts (2 cups) and seeds (any kind), mix in one-quarter teaspoon of salt, one tablespoon of maple syrup, and about one teaspoon (total) of mixed dried spices, like curry and rosemary, onion powder and thyme, or paprika and cayenne.

Spread in an even layer on a baking sheet and bake at 375° F for 15 -20 minutes, stirring once midway through. Allow everything to cool before scooping it into jars to enjoy.

Happy Holidays! ♦



## The Bloomfield-Garfield Corporation has a monthly email newsletter!

Subscribe at [bit.ly/bgc\\_email](http://bit.ly/bgc_email) to get the latest community news delivered to your inbox every month.



## One of Pittsburgh’s most determined counted on one of the nation’s best.

Jacob’s third-degree burn threatened his mobility. Now he’s back to being a kid and trying new things thanks to expert care from specialists at one of the nation’s best hospitals — AHN West Penn Hospital.

See how he didn’t let his injury hold him back at [AHN.org/Watson](http://AHN.org/Watson).



AHN WEST PENN

Jacob Stahl, 15  
Burn survivor



100 Top Hospitals® is a registered trademark of IBM Watson Health.

# Update: B’Nai Israel Synagogue project on N. Negley Ave.

By Joe Reuben *Bulletin contributor*

*Garfield* - Two private development companies have teamed up with a third investor, David L. Motley, to purchase and convert the former B’Nai Israel school building at 327 N. Negley Ave. into a mix of 1-, 2- and 3-bedroom apartments.

The two firms - Beacon Communities, of Boston, and Catalyst Communities, of Pittsburgh - have already received an award of federal low-income housing tax credits to help them renovate the school building that is connected to the former B’Nai Israel sanctuary.

The award, granted by the PA Housing Finance Agency, will require Beacon and Catalyst to add three stories to the existing building, creating 45 apartments; 37 of these apartments will be rented to tenants at 60% or less of median household income for the area.

The Urban Redevelopment Authority will be asked to provide a loan in excess of \$1 million for the housing construction.

The project, which was the subject of two community meetings held last year, will also tackle the challenge of salvaging and re-using the once-stately sanctuary building and adjacent grounds. The worship space has suffered substantial water damage, and its large, domed roof has naturally deteriorated over the past three decades.

In its application to the state agency, Beacon outlined an ambitious plan centering on the principles of what is known as “regenerative development.” In a 2015 article from the journal *Kosmos*, Medard Gabel defined regenerative development as “going beyond sustainability.”

Regenerative development “seeks to close all the open loops spewing waste into the environment,” Gabel argued, “and direct these valuable resources to places in the industrial metabolic system where they can become valued inputs.” He calls for complete transparency in all activities relating to “governmental processes, decisions, and actions - as well as business practices, industrial processes, environmental impacts, and an accounting of ingredients, waste, and costs”.

Beacon and Catalyst are employing two local consulting firms, among others, to help them achieve their goals for the site. Desmone Architects, from Lawrenceville, is currently overseeing the design and construction of the housing complex, along with the repurposing of the sanctuary space.

Pashek + MTR, a North Side landscape architecture firm, is responsible for designing the function of the site’s front and rear yards - one that will comport with the goals of regenerative development.

According to Quianna Wasler, a project liaison for Catalyst, the development team “hopes to come back to the community early in 2020, share exactly where we are with the planning for all aspects of the project, then get residents’ feedback and input before we go much further down the path.” ♦



## Bloomfield-Garfield Corporation wants to help homeowners stay in their homes!

**To qualify:**

- Live in & own home
- Demonstrate financial need
- Be of low to moderate income
- Live with in Garfield neighborhood

**Matching Grant assistance is now available to help homeowners make critical repairs. This grant will match homeowner’s repair funds up to \$1,200.**

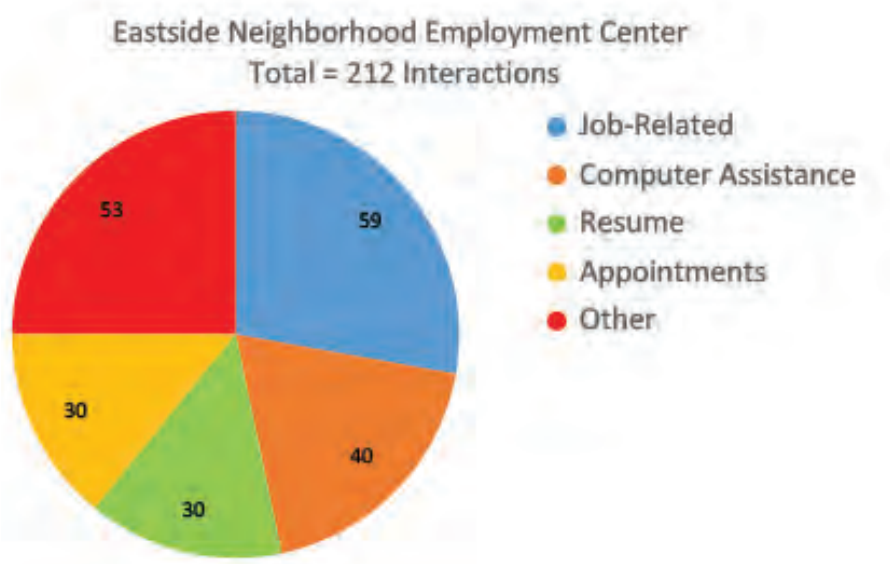
**Applications at BGC Office**  
5149 Penn Ave, PGH PA 15224  
Or call 412-441-6950x17



**Bloomfield Garfield CORPORATION**

# By the numbers: ENEC works for community

By Amber Epps *Bloomfield-Garfield Corporation*



*Garfield* - During the month of October, staff members and AARP volunteers from the Eastside Neighborhood Employment Center (ENEC, 5321 Penn Ave.) effected 212 interactions with local clients.

As shown in the chart above, 59 of the center’s interactions involved helping clients with job-related searches on the computer, while 40 additional interactions dealt with general computer assistance. On 30 separate occasions, the ENEC helped people update their resumes. During the same period, clients also made 30 appointments with staff members (not including those made with the Employment Specialist); clients addressed other needs during 53 additional interactions.

It should be noted that this tally does not represent the center’s list of individual client interactions, as some people visited on multiple occasions. Also, the data does not account for “walk-in” clients that required no assistance. Visit the center’s website ([enecpittsburgh.org](http://enecpittsburgh.org)) to learn more about its services. ♦

Due to the success of The Big Easy, we are moving to a larger facility not only to facilitate our clients, but to expand our services, including daycare, boarding, a Café and grooming.

Voted “Best Veterinary Hospital In The City” for two consecutive years.  
-Tribune Review

### Safety Measures - Facility Design

**Safe Yards**  
Our outdoor play yards have a 6 feet fence with additional fencing to prevent escape.  
Our outdoor play yards also have artificial grass.

**Clean Air**  
Weather permitting, we have multiple garage doors that will be open to allow fresh air and clean breeze filter through for your dogs to enjoy while they are playing. This will maintain a clean and healthy facility free from bacteria and odor.

**Fire Protection**  
Our facility has a fire alarm and heat sensor that automatically dispatches the Fire Department in the event of smoke or heat detection. Staff is close by for emergencies.

**Veterinarians On-Site**  
Big Easy Dog Daze is the ONLY DAYCARE/BOARDING FACILITY IN PITTSBURGH THAT HAS VETERINARIANS ON-SITE should immediate care be needed.

**Baked Goods for Dogs by The Pet Bakery of Oakmont!**

**Services**

- Wellness & Preventative Care
- Senior Pet Care / Specialty Diets
- Micro Chipping
- Urgent Care
- Surgery / Radiology
- Laboratory, On-Site
- Pharmacy, On-Site



**NEW LOCATION OPEN FOR BUSINESS!**

Big Easy’s Doggy Daycare, Dog/Cat Boarding  
Please call us today for booking information



**12 McCandless Avenue Upper Lawrenceville**  
412-908-9301  
[www.TBEAH.com](http://www.TBEAH.com)

**Office Hours:**  
Mon-Thur: 9am-7pm  
Fri: 9am-6pm  
Sat: 9am-12pm

Walk-In services end 30 minutes prior to close of business. After-Hour emergency services available.

# PGH Lab: program for local startups announces fifth cohort

A Message from the City of Pittsburgh

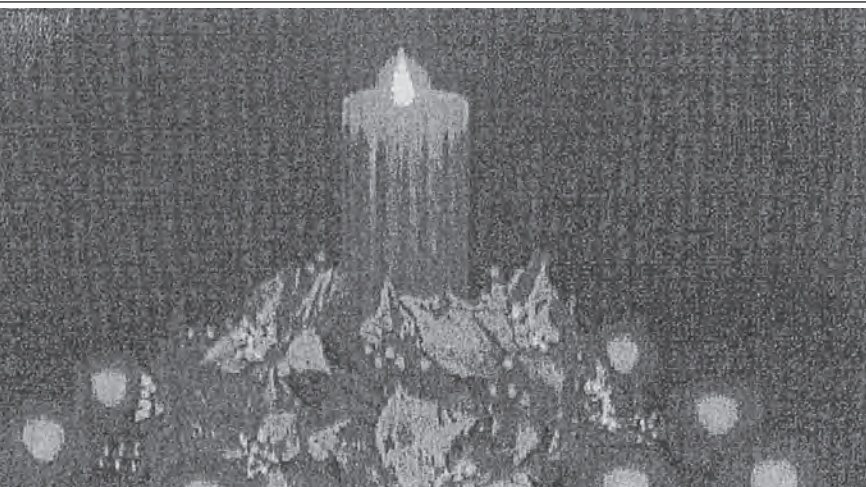
*Pittsburgh* - On Nov. 7, Mayor William Peduto, the City of Pittsburgh Department of Innovation & Performance, the Urban Redevelopment Authority of Pittsburgh, the Housing Authority of the City of Pittsburgh, and Allegheny County Airport Authority announced the fifth cohort of the PGH Lab program.

PGH Lab connects local startup companies with the City of Pittsburgh, local authorities, and independent institutions to explore new ways to use technology and innovative solutions to help improve city operations. The program provides an opportunity for local startups to test their beta-stage products and services in a real-world environment for three to four months.

The City of Pittsburgh and the participating authorities have successfully completed four cycles and engaged 21 local startups, putting forth a variety of technological and innovative solutions. For the fifth cycle, three different startups - Allvision IO, Beamdata, and Bestie - will join PGH Lab.

Through a competitive process, the startups were chosen to test their solutions with the City of Pittsburgh and the Housing Authority of the City of Pittsburgh. To ensure the startups gain real time feedback on their products and services, they have been matched with a "City Champion," a government employee that will work with the startups through the duration of the pilot project. The solutions involved in this cycle focus on the use of data to improve city operations.

For updates, visit [pittsburghpa.gov/innovation-performance/pghlab](http://pittsburghpa.gov/innovation-performance/pghlab) or follow PGH Lab on Twitter (@PGH\_Lab). ♦



*During this Holiday Season, more than ever, our thoughts and prayers turn to those who have lost a loved one this past year. We are lighting a candle in our funeral home in remembrance of all the families that we have been privileged to serve. And it is in this spirit that we simply, but sincerely say...May the Peace and Joy of the Christmas Season be yours throughout the New Year.*



WALTER J

**ZALEWSKI**

FUNERAL HOMES INC

*"Exceeding Your Expectations"*

LAWRENCEVILLE POLISH HILL

Walter J Zalewski, Supervisor	Joseph M Lapinski, Supervisor
216 Forty-fourth Street	3201 Dobson Street
Pittsburgh, PA 15201-2893	Pittsburgh, PA 15219-3735
412 682-3445	412 682-1562

**BELOW:** The outsize personality of the late Victor E. Navarro, Jr. is on full display in Bloomfield, where the man was a local legend. Last summer, friends and fans raised money to build him a memorial garden on Taylor St. Photo by Jae Ruberto.



**ABOVE:** Friends of the late Victor E. Navarro, Jr. gather around his memorial garden at the Crazy Mocha coffee shop in Bloomfield last summer. Together, they helped raise money to honor his legacy for generations to come. Photo by Larry Rippel.

## York Commons

is accepting applications for residency!

### APARTMENT AMENITIES

- Most utilities included in rent that is based on income
- One bedroom apartments
- Small pets welcome

- 24-hour emergency maintenance
- Onsite laundry facilities
- Service Coordination

Supportive and affordable apartments for those 62 years of age and older. The waitlist for adults 18 years of age or older living with a disability has been closed.

**Call or visit York Commons today!**  
4003 Penn Avenue  
Pittsburgh, PA 15224  
412-682-1151  
[www.SrCare.org/york-commons](http://www.SrCare.org/york-commons)  
Professionally managed by SeniorCare Network

# LOCAL REAL ESTATE BLOTTER

- Bloomfield, Friendship, Garfield, East Liberty, Lawrenceville, & Stanton Heights -

Real Estate Sales (for the month of October 2019)

Compiled by Lillian Denhardt, RE/MAX Select Realty

### Bloomfield

Daniel E Mcnelis to Terra L Merkey at 461 Taylor St. for \$145,000.

David B Gough to Derek A Cornman at 206 Taylor St. for \$255,000.

Gregory J Shearer to Masonry Real Estate LLC Arch at 456 Cedarville St. for \$142,500.

Hboy Holdings LLC to Charles P Orr III at 420 S Aiken Ave. Unit A3 for \$165,000.

Jordyn A Melino to Richard W Peyser at 4029 Howley St. for \$250,000.

Little Pink Houses LLC to Hannah Diehl at 411 Pearl St. for \$269,755.

Robert E Kline to Torley Street Associates LLC at 4605 Torley St. for \$111,169.

Rtuh A Thornquest to Michael Colicchio at 4720 Juniper St. for \$44,800.

Salvatore C & Charlie A Amendolia to Paul Bryan Ondo at 403 Taylor St. for \$268,000.

### Friendship

No sales to report.

### Garfield

Dominique Nunley to Sandy E Simon at 5161 Schenley Ave. for \$65,000.

Dorothy May Williams to Penn Pioneer Enterprises LLC at 316 N Atlantic Ave. for \$16,447.

Flecia A Harvey to Annah B Darling at 5128 Dearborn St. for \$155,000.

Gavin & Cindy Crain to Aiello Land Company LP at 5345 Penn Ave. for \$325,000.

Kevin S Barnett to Donald Gearhart at 5227 Dearborn St. for \$155,500.

Michael Savoia & Cynthia Savoia Living Trust to Together Better LLC at 5111-5113 Penn Ave. for \$1,000.

SDNY Development LLC to Cherry Properties LLC at 4917 Broad St. for \$75,000.

### East Liberty

Alfred Galindo to Evanscarter LLC at 500 Mellon St. for \$140,000.

Christopher Leventis to Azadeh O & Nathan Sawyer at 6107 Stanton Ave. for \$548,000.

Michele Adair to NCRC Housing Rehab Fund LLC at 538 N Negley Ave. for \$68,000.

Kabana Properties LLC to Samantha Mccarley at 315 N Beatty St. for \$450,000.

Quality Home Investments LLC to Keith J & Theres S Payne at 515 N Saint Clair St. for \$485,000.

Steven L Canton to Traffic Effect LLC at 731 N Euclid Ave. for \$210,000.

### Lawrenceville

5515 Butler St. Development LP to 5541 Mews On Butler Revocable Trust at 5541 Butler St. for \$549,900.

5515 Butler Street Development LP to

David J & Leah M Kusek at 5547 Butler St. for \$542,500.

5515 Butler Street Development LP to Michael Ruben at 5545 Butler St. for \$459,900.

Amy R Lindberg to Yalin Zhong at 5204 Duncan St. for \$175,000.

Auto Driveway Co to 39th Street Associates LLC at 204 39th St. for \$120,000.

Benjamin Lauterbach to Eric C Kellar at 5300 Mccandless Ave. for \$705,000.

Birch Run Properties LLC to Carradine LLC at 150 Almond Way for \$188,500.

Brown Moo 2 LLC to Benjamin J Yaroch at 519 1/2 53rd St. for \$270,000.

Courtney M Zelinsky to Breanna M Bianco at 5125 Dresden Way for \$155,000.

Daniel H Littell to Betty A Nesbit at 5631 Butler St. for \$76,380.

Deborah Hollis to Beau & Christine Michele Dabbs at 3721 Penn Ave. for \$296,500.

Dominic P & Anna Mae Diulus to John Tajc Jr at 5602 Camelia St. for \$112,500.

Erica J Lenzner to 4406 & 226 LLC at 4405 Cessna Way for \$262,600.

Frederick E & Sherri Mayer to Greenfield Ventures LLC at 0 Manion Way for \$24,000.

I & M Charlotte Partners LLC to Michael Andrews II at 3728 Charlotte St. for \$659,000.

John R & Dolores J Mcgregor to Marc5 H1 LLC at 370 Main St. for \$250,000.

Lauren A Kremm to A & R Blackberry Way LLC at 4821 Blackberry Way for \$221,000.

Lawrenceville United to Chippy LLC at 0 Dresden Way for \$700.

Marc E Deflin to Alexander S Price at 5195 Stanton Ave. for \$492,791.

Martin Media to 39th Street Associates LLC at 206 39th St. for \$70,000.

Matthew Paul Ward Turcsanyi to Vi Trong Minh Hoang at 140 Home St. for \$267,000.

Michael Morley to Elisabeth J Justesen at 118 42nd St. for \$330,000.

Patrick J Dicesare to Longshore Re LLC at 4837 Blackberry Way for \$75,000.

Paul Novick to 80-82 44th St. LLC at 80-82 44th St. for \$360,000.

Paul Siebert to Benjamin Karl & Andrea-leigh Schilling at 3451 Denny St. for \$289,900.

Penn Pioneer Enterprises LLC to Greenfield Ventures LLC at 0 Manion Way for \$22,500.

Restoration West LLC to Brenton Atcheson at 525 53rd St. for \$217,500.

Richard I Eggers to We Build It Construction LLC at 179 38th St. for \$170,000.

Riva Properties Inc to LPGM Limited at

4609 Butler St. for \$670,000.

Robert J & Emily J Brunner to Erin P Yastrow at 5317 Keystone St. for \$295,000.

Russell G Webber to 2nd MNT Butler I LLC at 5258 Butler St. for \$180,000.

Shawn H McGill to Brent & Laura Evans at 5618 Mccandless Ave. for \$234,965.

Shirley M Fancher to 3482 Ligonier Street LLC at 3482 Ligonier St. for \$65,000.

Somar Realty LLC to Mmr Development LLC at 4205 Dunkeld Way for \$125,000.

Stephen Cummings to Greenfield Ventures LLC at 0 Manion Way for \$22,500.

Thomas Pampuch to Terence J & Mary A Tom at 239 40th St. for \$290,000.

Three 3713 Mulberry LLC to Lawrenceville Lofts LLC at 3725-3733 Butler St. for \$350,000.

Todd William Adleff to House Flip Solo 401K Trust at 5154-5158 Natrona Way for \$315,000.

Viszlay Properties LP to Lawrenceville United at 0 Dresden Way for \$10,000.

### Stanton Heights

Adrian Lamont Ellis to Rebecca Jane

Broderick at 270 Schenley Manor Dr. for \$313,000.

Ang Real Estate LLC to Ryan Timothy & Shannon Leigh Smith at 1116 Oglethorpe Ave. for \$249,900.

Beal Bank SSB to Tal Abraham at 125 Stanton Ct W for \$86,300.

Daniel Hellman to Oliver Heinz Ferschke at 1107 Stanton Ter. for \$280,000.

James T & Renee M Davidson to Rey A Negron at 1453 Woodbine St. for \$241,000.

Ralph Anthony Stahley to Dorothy Pearl Properties LLC at 4223 Stanton Ave. for \$176,000.

Raymond J & Jean C Garlicki to David Andres Cyril & Gillianne Lindhiem at 1002 Downlook St. for \$186,500.

Ronald A Bosco to Gui Xiong Zheng at 1561 Hawthorne St. for \$131,500.

*This column uses data from Allegheny County that contains occasional errors (sale price, owners' names, etc.). We strive for accuracy every month so, if something looks off, please let us know.*

*For questions, comments, or just to chat about real estate in our neighborhoods, feel free to email Lillian at [lillian@agent-lillian.com](mailto:lillian@agent-lillian.com) or call 412-335-6068. ♦*



PITTSBURGH  
MERCY  
A HERITAGE OF HOPE

Looking to find a meaningful career?

Pittsburgh Mercy is seeking compassionate individuals that want to make a difference.

Check our our website below for more information!



[www.pittsburghmercy.org](http://www.pittsburghmercy.org)

 @pittsburghmercy

the Bulletin **BOARD**

Local Events Classes  
Gatherings Fundraisers

**Sorry, but we do not accept listings by phone.**

The Bulletin Board publishes listings of volunteer opportunities, free or low-cost events & classes, fundraisers, and services that are of particular interest to our neighborhoods. Listings are published on a space-available basis; we cannot guarantee placement or thorough edits of any listings. **Announcements for the January 2020 edition are due by Friday, Dec. 20.** Please submit listings using the online form at [bit.ly/bulletin\\_submit](http://bit.ly/bulletin_submit).

**DECEMBER 5 - THURSDAY**

**GARFIELD**

**Land Trust Meeting**

At 6:30 p.m. on Thursday, Dec. 5, the Garfield Land Trust will hold a meeting at the Community Activity Center (113 N. Pacific Ave. at Dearborn St.). Read more, and become a member today, at [GarfieldLandTrust.org](http://GarfieldLandTrust.org). Contact 412-345-3831 or [GarfieldLandTrust@gmail.com](mailto:GarfieldLandTrust@gmail.com) to learn more.

**EAST LIBERTY**

**Holiday Maker Fair**

Join the Carnegie Library of Pittsburgh-East Liberty branch (130 S. Whitfield St.) from 6-8 p.m. for an evening of gift making, local shopping, and seasonal refreshments. Several crafts will be available to make on-site with instructions to take home. Local vendors White Whale Bookstore and Ten Thousand Villages will also be featuring a variety of products for sale. While crafting and shopping, enjoy confections from Lorelei Beer Hall & Kitchen. Though there is no need to register, craft supplies are available on a first-come, first-served basis. Call 412-363-8232 for more information.

**DECEMBER 6 - FRIDAY**

**SHADYSIDE**

**Afghan Women’s Fund: Carpets & Jewelry Sale**

The Afghan Women’s Fund (AWF) will hold a carpets & jewelry sale from 4:00–8:30 p.m. on Friday, Dec. 6. The sale will take place at “Friends Meeting House” (4836 Ellsworth Ave.) in Shadyside. 100% of proceeds benefit AWF, which is an all-volunteer organization working with women’s groups and villages in rural Afghanistan on education and empowerment, health, clean water, and income generation projects. A short introduction to AWF by will be given by Director Fahima Gaheez at 4 p.m. Do your holiday shopping while helping Afghan women. Visit [afghanwomensfund.org](http://afghanwomensfund.org) to learn more.

**GARFIELD**

**PGC Glass Sale**

Funky, fanciful and functional glass will be on sale at the Pittsburgh Glass Center (PGC) for three days only. Regional artists will display handmade art and jewelry in all price ranges. Make your own glass ornament on Friday, Dec. 6 (from

4–9 p.m.), and Saturday, Dec. 7 (from 10 a.m. – 4 p.m.); \$40/blown glass ornament and \$30/fused ornament. For more info, visit [pittsburghglasscenter.org/events/holiday-glass-sale](http://pittsburghglasscenter.org/events/holiday-glass-sale).

**DECEMBER 8 - SUNDAY**

**DOWNTOWN**

**Annual Reindeer Ball**

Pittsburgh Mercy’s 16th Annual Reindeer Ball will be held on Sunday, Dec. 8, from 4 to 7 p.m., at The Westin Convention Center Pittsburgh Hotel (1000 Penn Ave., Downtown). Proceeds from the evening benefit vital Pittsburgh Mercy programs and services for children and families. For event details, please email [CHarper@pittsburghmercy.org](mailto:CHarper@pittsburghmercy.org).

**DECEMBER 9 - MONDAY**

**BLOOMFIELD**

**BDC Holiday party**

Bloomfield Development Corporation’s 5th annual Holiday Party takes place on Monday, Dec. 9, from 5:30 - 7:30 p.m. Tickets are \$30 but free tickets are still

**DECEMBER 12 - THURSDAY**

**EAST LIBERTY**

**Cocktails w/ Conscience**

Join Repair The World Pittsburgh at The Gallery on Penn (5935 Penn Ave.), for a social evening focused on gender equity. Repair the World Pittsburgh is seeking to highlight people who have historically been marginalized and barred entry to education, access to loans, and other basic human rights, such as voting, all based on gender through an intersectional lens. There will be food catered by Everyday’s A Sunday and Leona’s Ice Cream, along with drinks sponsored by TLC Libations. A guest expert will be facilitating a poetry and journaling take-home reflection. All gender-identities, including but not limited to trans, gender-nonbinary, LGBTQIA+, cis-women, and cis-men are welcomed in this space. The space is ADA accessible, please feel free to email [Maya.Bornstein@wererepair.org](mailto:Maya.Bornstein@wererepair.org) with any general inquiries or ques-

**BELOW:** One luncheon guest surveys the room as others read up on the Aggie Brose awardees on Friday, Nov. 15. Photo by John Colombo.



**BELOW:** Former Zone 5 PGH Police Commander Jason Lando (left) accepts an award for his devotion to East End neighborhoods during the BGC’s annual luncheon on Friday, Nov. 15. Photo by John Colombo.



*Celebrating 28 years of serving the community. Thanks for your continued support!*



5121 Penn Ave. • Pittsburgh, PA 15224 • 412-661-5636



**Befriend the Bulletin on Facebook**  
([www.facebook.com/BgcBulletin](http://www.facebook.com/BgcBulletin))  
*We promise not to overshare!*

Volunteer Opportunities

Announcements

Shout-Outs

Services

Open Calls

Classifieds

tions about accessibility

DECEMBER 13 - FRIDAY

EAST LIBERTY

Free Christmas Concert

The Brass Roots, conductor Lance LaDuke, organist Edward Alan Moore, and the Choir of East Liberty Presbyterian Church (ELPC) will combine for what has become an East Liberty tradition. “Christmas in East Liberty” returns with holiday favorites for brass, organ, and choir. Join us on Friday, Dec. 13, at 7:30 pm in the Gothic Sanctuary of ELPC (116 S. Highland Ave.). A freewill offering will be received. For more information, visit [ELPC.church](http://ELPC.church) or call 412-441-3800.

GARFIELD

Youth Maker Night

Assemble (4824 Penn Ave.) has partnered with Women for a Healthy Environment to help kids learn about our neighborhood waterways and land use during December’s Youth Maker Night on Friday, Dec. 13. Youth Maker Night is a free, monthly workshop for students in

SAUER BROTHERS

Heating Cooling Boilers

412-782-1100

We've been installing Residential Furnaces & Air Conditioners For Over 60 Years

grades 5-8 that takes place every second Friday. Make new friends in a community setting while participating in hands-on STEAM projects led by guest experts. No experience required, just bring yourself and an excitement for learning; pizza and snacks provided. Email [andreap@assemblepgh.org](mailto:andreap@assemblepgh.org) to register.

GARFIELD

Holiday Celebration: ‘Keeping PGH Warm’

On Friday, Dec. 13, the “Keeping Pittsburgh Warm” holiday celebration will provide neighbors with a free meal, along with opportunities to bundle up with winter clothing and other (new & gently-used) outer-wear. Household items that bring charm to any home will also be available, as well as love, prayers, and much more. We are inviting everyone to come out, so please bring your family & friends to Morningside COGIC (5173 Dearborn St.) in Garfield on Dec. 14, from 11 a.m. -2 p.m. Donations are needed and being accepted at this time. Please contact Evangelist Cathy Bryant via email at [reggie705@yahoo.com](mailto:reggie705@yahoo.com).

DECEMBER 18 - WEDNESDAY

GARFIELD

Land Trust Committee Meeting

At 6:30 p.m. on Wednesday, Dec. 18, the Garfield Land Trust will hold a committee meeting at the Community Activity Center (113 N. Pacific Ave. at Dearborn St.). Read more, and become a member today, at [GarfieldLandTrust.org](http://GarfieldLandTrust.org). Contact 412-345-3831 or [GarfieldLandTrust@gmail.com](mailto:GarfieldLandTrust@gmail.com) to learn more.

DECEMBER 21 - SATURDAY

BLOOMFIELD

Saturday Winter Market

Located at 5050 Liberty Ave. in the heart of Bloomfield, the Saturday Winter Market runs through March 2020. Come shop local growers and makers while connecting with your neighbors and local community. The Bloomfield Saturday Market is a program of the Bloomfield Development Corporation ([bloomfield-pgh.org](http://bloomfield-pgh.org)).

- ONGOING -

CITY-WIDE

Gift-Wrapping Service

Do you love the holidays, but you dread wrapping gifts? Let Meles Party Planning do it for you. I will provide the wrapping paper, tape, and a pretty bow. Call or text me at (412) 877-2480 for pricing and more details. ♦



ABOVE: Gisele Fetterman, Second Lady of PA (left), stands proud with her mother by her side at the BGC’s sixteenth annual luncheon. Fetterman delivered a keynote speech about her journey from Brazil to Pittsburgh, and how it has shaped her approach to community development. Photo by John Colombo.



ABOVE: A beautiful display of the rich history of this very publication welcomes guests at the luncheon on Friday, Nov. 15. The Bulletin has chronicled decades of Aggie Brose’s work in the local community. Photo by John Colombo.

CAREER-BUILDING BLOCK: DECEMBER

The Eastside Neighborhood Employment Center (ENEC) offers many career-building opportunities. We encourage job-seekers to attend this month’s scheduled events at the ENEC (5321 Penn Ave.) in Garfield. Call 412-362-8580 for more info.

- Expungement Clinic: Wednesday, Dec. 4th; 6:00 - 8 p.m. • Join us for an Expungement Clinic with Neighborhood Legal Services Association. Learn how to eliminate those charges that are affecting your employability.
- Hiring Event: U.S. Census Bureau: Wednesday, Dec. 11th; 10:00 a.m. - 2 p.m. • The U.S. Census Bureau will be hiring canvassers for the 2020 Decennial Census. You may be able to canvas in your own zip code, making \$18.50/hour. Participants must be a U.S. citizen (at least 18 years old) and pass a background check; no resume required to apply.

“Like” the Bloomfield-Garfield Corporation

(www.facebook.com/BloomGarCorp)

for the latest neighborhood information and community updates

# Volunteer Voices: Garfield resident, volunteer Linda R. Zellars

Interview by Nina Gibbs Bloomfield-Garfield Corporation

*Garfield* - Linda R. Zellars is a model volunteer - somebody who supports her neighbors and embraces community engagement at the grassroots level. A Garfield resident who has witnessed more than a decade of neighborhood change, Zellars still maintains a refreshing zeal for community development.

She regularly assists the Bloomfield-Garfield Corporation (BGC) at community events, where she has shown off her skills as a musician, and a licensed massage therapist, over the years.

**Bulletin:** When did you first begin volunteering in Garfield?

**Zellars:** “I first got involved with the [Bloomfield-Garfield Corporation] BGC in 2009, when I had just moved to Garfield. A few years ago, through the leaders of my church, I got involved with JustServe.org, which helps people find all sorts of volunteer opportunities for all skill levels.”



**ABOVE:** Linda R. Zellars (right) plays seasonal music, and simultaneously teaches a young musician, at the 2018 BGC Holiday Party. Photo courtesy of Nina Gibbs.

**Bulletin:** What attracted you to working with these organizations?

**Zellars:** “What attracted me to volunteering for these causes is, first and foremost: location. I don’t drive, so location is always key. These organizations also fit my personal mission to ‘light the world, one person, one project at a time.’ I was first attracted to the BGC because it has done so much to help lift up the Garfield community.”

**Bulletin:** What kind of activities and projects have you helped the BGC accomplish?

**Zellars:** “I have participated in neighborhood cleanups and helped with local community activities like Christmas parties, National Night Out, and others. I also love office work and, although my computer skills aren’t totally adequate, I have helped prepare large mailings with the BGC. Folding flyers and stuffing/labeling/sealing envelopes has been lots of fun.”

**Bulletin:** In your opinion, what is the BGC’s most important community work?

**Zellars:** “I believe that the most important thing that BGC does is all the work that they do to help move Garfield residents into productive employment. This service does miracles in lifting people’s status in the community. I have been helped in this way myself.”

**Bulletin:** How has your volunteer work enhanced your personal life? What new achievements have you pursued via your work in the community?

**Zellars:** “About a year ago, I completed the city’s ‘Civic Leadership Academy’ training, where I learned a lot about city operations. I gained so much knowledge about local government - and a deeper respect for our local leaders, including the mayor. This training taught me what I can do to help benefit my fellow community members.”

**Bulletin:** Anything else you’d like to share with our readers?

**Zellars:** “The main message I would like to share today is that: ‘true joy comes only from serving others. If we all help out in even the tiniest of ways, we can make the world, in our little section of the world, a better place.’” ♦



## Family Holiday Party!



**BGC Activity Center: 113 N. Pacific Ave, 15224**  
**Friday, Dec 13, 2019 | 5:30-7:30pm**

- Join us for a fun-filled night of holiday cheer!!!
- Visit Santa! Bring your camera and take some photos!
- Enjoy free hot chocolate and cookies!
- Make holiday cards & crafts!
- Delightful holiday music, and a beautiful tree!



**Want to volunteer at the event or have questions?**  
**Contact Nina at the BGC Office**  
5149 Penn Ave, PGH PA 15224  
412-441-6950 x 17



## Customer Appreciation Day at Goodwill on Centre Avenue!

### Wednesday, December 11<sup>th</sup>

# 10% OFF all day!\*

## Enjoy refreshments and a free gift with purchase!

\*Discount valid on donated goods only. Free gift while supplies last. Only at Goodwill, 5993 Centre Ave. Pittsburgh, PA 15206.

**Goodwill Store & Donation Center**  
5993 Centre Avenue  
Pittsburgh, PA 15206

Mon. - Sat. 9:00am - 7:00pm

Sun. 11:00am - 7:00pm



**Goodwill**  
Southwestern Pennsylvania  
[www.goodwillswpa.org](http://www.goodwillswpa.org)