

# the Bulletin

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Lawrenceville, and Stanton Heights Since 1975

## Community groups in talks to combine services on Penn Ave.

By Rick Swartz

Bloomfield-Garfield Corporation

**Garfield** - The Eastside Neighborhood Employment Center (ENEC), housed in offices at 5321 Penn Ave. in Garfield, has existed for more than twenty years as its own nonprofit organization. However, if discussions now underway with the Bloomfield-Garfield Corporation (BGC) prove fruitful, it is very possible that, before July, the two organizations could merge and become one entity.

In recent years, the ENEC has played a significant role in addressing unemployment in the city's East End. The agency claims that, between July 2016 and March 2017, it placed 152 individuals in full- or part-time jobs.

A recent report to its funders, made available to *The Bulletin*, indicated an

See **Community Groups** | page 5

## Remembering Carol Peterson: friends celebrate life of local historian, rabble-rouser, underdog champion

By Kitty Julian *Bulletin* contributor



**ABOVE:** Pictured at her "second home" in 2014, Carol Peterson was a fixture at the Allegheny County Real Estate Department. Photo by Renee Rosensteel.

### Insight

**Lawrenceville** - On Dec. 17, Carol Peterson, a Lawrenceville resident and Pittsburgh icon who dedicated her life to preserving the city's architectural history, died at age 58 after a seven-year struggle with cancer.

A fierce advocate for social justice and animal rights, Peterson is remembered for her lasting contributions to local understandings of "place" and history.

Some readers may also recognize her as the co-author of "Allegheny City," the book she wrote with Dan Rooney about his old stomping grounds. An active member of the City's Historic Review Commission, Peterson deployed her encyclopedic knowledge of zoning law to argue against the potential demolition of, or any character-changing renovations to, historic properties all across the city.

Some folks know her from attending local shows; right where illness would have knocked down a less stubborn individual, she stood in the mosh pit.

See **Remembering Carol** | page 6

## Police/community training aims to combat "implicit bias"

By Dave Breinig *Lawrenceville United*

**Lawrenceville** - The recent settlement between the City of Pittsburgh and Leon Ford is another potent reminder of the challenges involved in local police-community interactions.

During a 2012 traffic stop in Highland Park, Ford was paralyzed after being shot by police officers who mistook him for a wanted gang member. In an effort to address such issues of "implicit bias," the Pittsburgh Bureau of Police is conducting trainings designed by the National Initiative for Building Community Trust and Justice (NIBCT).

The Bureau has trained 500 of its sworn officers on reducing implicit bias (attitudes or stereotypes that affect individuals on a subconscious level) and the influence it has on policing. Now, Law-

renceville United (LU) and local community volunteers are partnering with Pittsburgh Police to offer that training to the broader public.

In 2015 - in the wake of national headlines about the police shootings of Michael Brown, Tamir Rice, and many others - Pittsburgh was one of six pilot cities selected to build greater trust between police and community members through the NIBCT program.

Implicit bias is one of three pillars of the program; the training uses "brain science" (cognitive psychology) as a means of teaching participants how to recognize their own unconscious biases in order to avoid acting on them.

See **Implicit Bias** | page 11

**BELOW:** Amber Epps (left) and Nina Gibbs welcome their new roles at the BGC with open arms. Read more on page 2. Photo by Andrew McKeon.



## GETTING TO KNOW BGC STAFF

### Introducing Amber Epps as Chief Operations Officer

**By Nina Gibbs** Bloomfield-Garfield Corporation

**Garfield** - Amber Epps is known for fun leggings, being an integral part of the Pittsburgh hip hop community, having two doctoral degrees, and exhibiting the strong ability to "get things done." She has been the Commercial District Manager for Penn Ave. for the past three years and has now moved on up to Chief Operations Officer, where she oversees all of the programs and staff at the Bloomfield-Garfield Corporation (BGC). Her passion for giving a voice to the people will be valuable as she seeks to streamline processes that help youths find jobs and access critical resources.

Having known Amber for many years, as a personal friend, I would like to share several fun things that you may not know about her:

- Amber's favorite 90's Jam is "Around The Way Girl" by LL Cool J
- She is an amazing artist and owns/operates Arts and Crafts: Botanica & Occult Shop, a store located at 4901 Penn Ave.
- She eats more lettuce than you
- She can play the violin and the cello
- She doesn't like the way apple cinnamon smells, but loves the smell of cinnamon alone
- She always has Chap-stick and a bottle of water
- She is an amazing mom
- She is a great speller
- Her sister, Pamela, is her best friend and the Office Manager at the Bloomfield-Garfield Corporation
- She wrote and recorded "No Sleep till Brooklyn," a song currently playing on the radio
- She loves Garfield

Welcome to your new position Dr. "Dr." Epps! ♦

### Introducing Nina Gibbs as Community Engagement & Planning Specialist

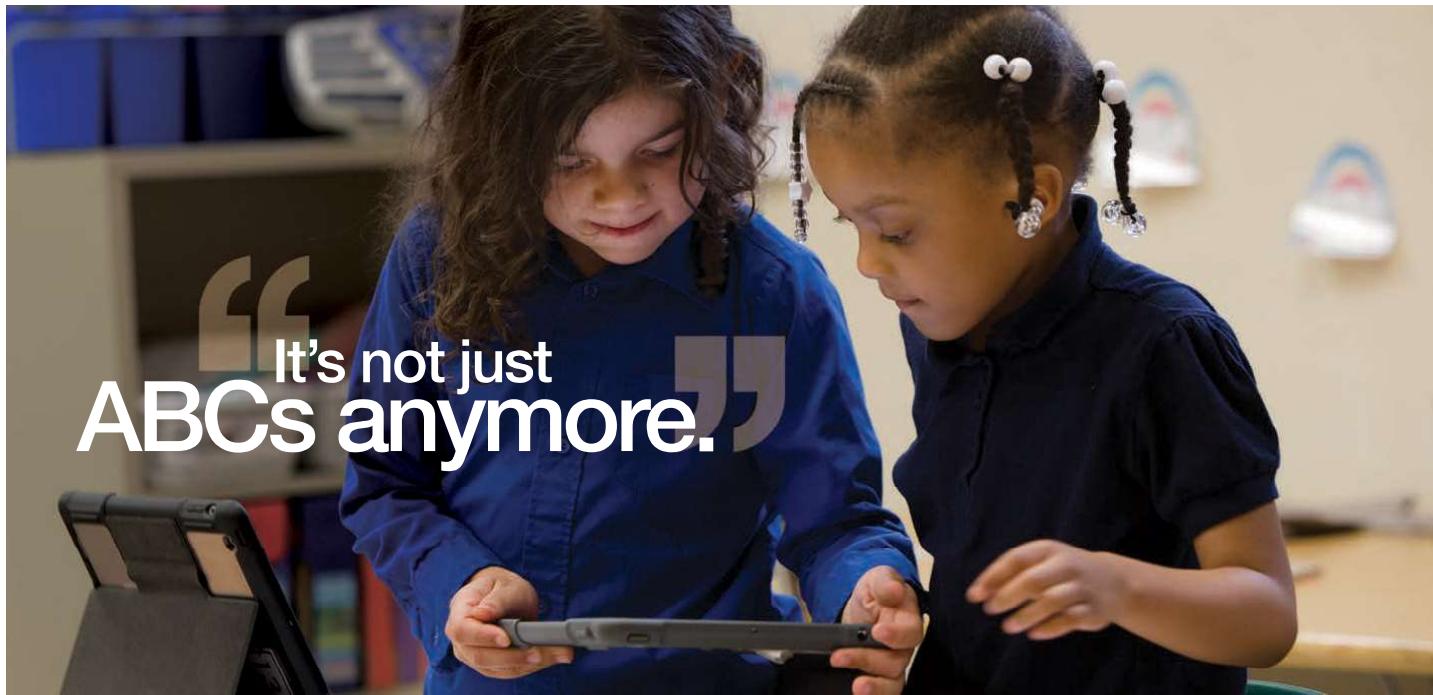
**By Amber Epps** Bloomfield-Garfield Corporation

**Garfield** - Nina (pronounced like "Carolina") Gibbs is no stranger to Garfield. As co-owner of Most Wanted Fine Art (5015 Penn Ave.), Nina has worked as a part of the local community for more than ten years. In January, Nina took on her new role as the Community Planning and Engagement Specialist for the Bloomfield-Garfield Corporation (BGC). She is now responsible for organizing and working with residents, business owners, and other stakeholders to define and respond to the concerns and needs of those living or working in Garfield and the surrounding neighborhoods.

Nina's vibrant personality and warm smile are the first things anyone might notice about her. Here are some fun facts about Nina:

- Her favorite 90s song is "Groove is in the Heart" by Deee Lite.
- The last gift she gave someone was a microscope (which she gave to her son, Rowdy).
- She is known for having an easy smile and a lot of sass!
- She spends her free time helping artists and is very passionate about connecting people with resources to complete projects and goals.
- She is an amazing visual artist.
- Nina grew up on a commercial fishing boat, heading shrimp.
- She knows a lot about programs, events, and resources all over the city - like a walking version of Google.
- She always has snacks. Always.
- Although originally from North Carolina, Nina says she loves Garfield because "it feels like home."

Welcome to the BGC, Nina! ♦



It's an exciting time to be in kindergarten. At Pittsburgh Public, students are immersed in technology. And that makes learning fun. Using iPads, they build reading and math skills, and play games to test their understanding. They work with teachers one-on-one or in small groups to ensure they're making progress. You may be surprised to know our kindergarteners are also learning how to write computer code, research topics in science, and collaborate with their peers on group projects. Expect them to be well-prepared for a lifetime of learning.

Kindergarten registration begins February 12th. For more information or to apply, visit [www.pghschools.org/enroll](http://www.pghschools.org/enroll) or your neighborhood school.



**Expect great things.**



## BGC to hire fundraising consultant

By Joe Reuben *Bulletin contributor*

**Garfield** - Bowing to the realities of competition for funding between community-based groups in the city today, the board of the Bloomfield-Garfield Corporation (BGC) is considering the hiring of a part-time consultant to help the organization raise monies from a variety of sources, both familiar and new.

Although BGC staff members have been fairly successful over the years in drawing financial support from many different quarters, the group is facing a significant challenge in the coming years. According to Rick Swartz, its executive director, sustaining a wide array of programs, projects, and activities (that many have come to expect) will prove be difficult without proper funding channels in place.

"While the foundation and corporate communities have been willing to help shoulder the burden over the past five years, it is unrealistic to expect that they can carry on indefinitely in this manner," Swartz said in a recent interview with *The Bulletin*. "The board feels we need to be much more focused and strategic in how we sustain ourselves financially."

Today, he said, the BGC spreads its energies across a number of areas: affordable housing, supports for high school seniors to graduate on time and pursue college or career paths, afterschool academic and recreation programs for elementary and middle-school students, a push for greater investment in the Penn Ave. commercial district, on-going attention to public safety, and the promotion of greening initiatives. The publication of this newspaper, *The Bulletin*, is also on that list, Swartz said.

"Our board of directors has always

prided itself on not neglecting important issues in the community, together with addressing critical needs that residents, business owners, and property owners continually bring to us," Swartz added. "But, there has to be a better foundation in place if we're to keep all of the balls in the air at the same time."

Towards that end, it appears that the BGC may be close to hiring a fund-raising consultant, Shannon Anglero, who would bring with her some lengthy experience in working with nonprofits in Pittsburgh.

A Highland Park resident, Anglero has worked for East End Cooperative Ministries, Winchester & Thurston School, and Children's Hospital of Pittsburgh of UPMC over the last five years. Swartz relayed that the board's goal is to have someone step into the consultant's role no later than the end of February. One area that the group hopes Anglero can help them with, he said, is around individual giving.

"We've had a nice membership drive every year since the BGC was formed in 1976. But, we've contented ourselves with having 200 individuals or families who respond, year in and year out. There's now a feeling that, with all that we do, we should be able to improve upon that number," Swartz observed.

"The board also hosts an annual luncheon that has done a nice job of filling in a revenue gap. But, moving forward, it's going to take some greater commitment by the board, as well as a consultant's inventive strategies to identify who benefits most from what we do - and identify just who wants to see us continue and succeed in the combined role of developer, service provider, and advocate." ♦

## College & Career Readiness Program welcomes youth participants



**ABOVE:** A list of available worksites draws attention from local youths participating in the BGC's College & Career Readiness Program during the program's welcoming session on Thursday, Jan. 25. Photo by Andrew McKeon.

# 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.

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**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.*

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COLLEGE & CAREER READINESS PROGRAM

Bloomfield Garfield Corporation's College and Career Readiness Program is designed to provide a successful transition between high school and college or work.

Students enrolled in the CCRP program are able to take advantage of a 100 hour paid internship in a field of their interest.

**BGC is looking for organizations in the area who would be interested in hosting one or two high school interns.**

**To Become an Internship Site an Organization Must:**

- Fill out a Work Site Agreement
- Have a designated work-site supervisor for the Intern
- Submit an FBI Clearance, State Clearance, and a Child Abuse Clearance from the designated Intern supervisor
- Provide a job description for the Intern
- Provide an internship that will allow students to gain valuable work experience.

Students are all currently enrolled in school, therefore all internship hours must be fulfilled after school gets out, on weekends, or during school breaks. There is no guarantee that all internship sites will receive an intern; placement is dependent on the needs of the students.

**For more information about becoming an Internship site call 412-362-8580 or email Courtney@bloomfield-garfield.org**

## "The new federal tax law could slow down the construction of affordable housing. Here's how it could affect Pittsburgh"

By Nick Keppler Public Source

**Bloomfield** - Gospel music rattles through Eugene Barnette's apartment in Bloomfield. He has a shelf of CDs still bearing the price tags of \$4 to \$8 from secondhand stores. Shouts of thanks and praise echo through his residence overlooking Penn Avenue. The 61-year-old grandfather thinks he has a lot to be grateful for, even after a harrowing few years.

Barnette left his job at the Home Depot in East Liberty and went on disability assistance when he was diagnosed with cancer. He was already dealing with diabetes and depression. Rite Aid packages and paperwork from the Cancer Caring Center are strewn about his coffee table, next to a glass chessboard and religious books and pamphlets. A walking cane and cart for pushing around items sit by his door.

When he was diagnosed, Barnette was living in Penn Plaza, the East Liberty low-income apartment building whose owners evicted residents, after its affordability provisions expired, to demolish it and build something more profitable in an increasingly posh neighborhood. "I went on Craigslist and looked for anything in a 5-mile radius," Barnette said. "Everything was unaffordable."

He read a news story about an affordable development under construction, one with a preference for veterans. Barnette served in the Air Force. In May 2015, he became one of the first residents of Penn Mathilda Apartments. His \$605 rent is half paid through a federal housing voucher and half through his disability stipend. The building, he said, saved him from being priced out, beyond city limits, forced to rely on buses to get to medical appointments and social services offices.

"The view, the community, it all makes for a powerful blessing," said Barnette, whose cancer is in remission. "It all said to me, 'You're a worthwhile person to keep alive, to keep in the neighborhood.'"

A complex set of bureaucratic mechanisms led to Barnette's new home. It was built using Low-Income Housing Tax Credits from the federal government. The process, which has helped create 2.4 million rental units for low-income Americans in the last 30 years, will become more difficult because of the recently passed tax bill, according to experts and developers. The plan slashes corporate tax rates from 35 to 21 percent. This means that banks and corporations — which buy the

credits from developers, allowing them to pay for construction costs — will have less need to save money on their tax bills. It's predicted that this will significantly lower the price of the credits and could lead to fewer affordable housing units being built.

Penn Mathilda developer ACTION-Housing applied for its tax credits from the Pennsylvania Housing Finance Agency, which allots the state's share of the \$6 billion in Low-Income Housing Tax Credits the federal government issues annually. ACTION-Housing received \$850,094 in credits and sold them to BNY Mellon for \$8.8 million, which paid most of the costs to construct the building. BNY Mellon will use the credits to lower its tax bill for 10 years, as is the stipulation in all of these sales. The use of the credits legally binds the building for 30 years to house residents who earn below 60 percent of the area median income.

The idea, since the program was implemented in 1987, has been that the federal government forgoes some tax money to instigate the building of housing for low-income renters. Buildings can have preference for certain groups, such as artists, the elderly, people with disabilities or veterans.

State agencies pick developers to get credits and developers sell them to banks and corporations. There is no set price; it depends on how valuable the buyer considers the credit.

Some economists are already making precise predictions on the tax law's effect on this Rube Goldberg Machine-like financing system. Elliot Eisenberg, a former senior economist with the National Association of Home Builders, predicts prices will fall from \$1 per tax credit to about 86 cents. "The price [of credits] is very much determined by the taxes you save," Eisenberg said. "If your income tax falls, you're not as worried about your tax bill for the next 10 years."

Novogradac and Company, a San Francisco-based accounting firm which publishes a monthly report on the tax credit market, said credits had been selling for \$1 per \$1 credit, fetching up to \$1.20 in hot real estate markets. They have already withered in price against the certainty of tax cuts under President Donald Trump and a Republican House and Senate. Novogradac also predicts credits will now sell for about 86 cents for \$1 in credits under the new tax plan.

Over 10 years, Novogradac predicts the tax law will decrease the number of new low-income rental units by 232,300; specifically, it estimates 4,790 fewer in Pennsylvania. Eisenberg believes the country will see 14,000 fewer affordable units built each year, as some developers can't make up the gap in funding.

Affordable housing developers in Pittsburgh say they have already noticed a pinch.

John M. Ginocchi, vice president of TREK Development, whose credit-subsidized projects include the South Side artist residence the Brew House and developments in Braddock and the Hill District, said his firm had been selling tax credits for \$1.20 for each \$1 credit. "Right now, it's in the low 90s and I'm predicting it will go lower," Ginocchi said.

Lena Andrews, senior development officer of ACTION-Housing, said, "We have noticed a difference. We haven't had to give up on a project yet because of it, but there is a lack of clarity in the market." Andrews said ACTION-Housing had sold some credits for as much as \$1.10, but expects prices to drop to between 80 and 90 cents.

Elliot Frank, president of the Autism Housing Development Corporation of Pittsburgh, which specializes in subsidized housing for people on the autism spectrum, is feeling pessimistic. "What do [banks and corporations] need them for anymore?" Frank said. "Some of the buyers will just drop out."

Roy S. Diamond, a Philadelphia-based real estate consultant who has helped developers across Pennsylvania fund their affordable housing developments, said he thinks they can adapt to the new market. "I think pricing [of credits] will have an impact but I am not sure how much," he said.

Buying tax credits is a way for banks to demonstrate they meet the standards of the Community Reinvestment Act [CRA], Diamond pointed out. The 1977 law, meant as a measure against the decades-long practice of redlining minority communities, requires banks to invest in areas where they are headquartered. Its language is vague; the law only states that banks "demonstrate that their deposit facilities serve the convenience and needs of the communities in which they are chartered." This, Diamond said, gives federal regulators a range of reasons for approving or declining a bank's request based on their commitment to the CRA. "It's looked at when banks want to open branches or close branches and when they

- continued on next page -

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- continued from page 4 -

want to acquire other banks," he said, so banks are keen to demonstrate their CRA commitment and buying low-income tax credits for projects near their headquarters is a common way to do that.

He also notes that the tax credit market has been through severe changes before. "In 2008, bank interest in low-income house credits disappeared," Diamond said. Amid the financial meltdown, many banks had no profit the government could tax, so tax credits were worthless to them. Non-bank investors started buying credits in the high 70-cent to low 80-cent range. "They exceeded the expected return on investment," he said, "and when the economy recovered, bank's interest returned."

If the buyers of Low-Income Housing Tax Credits pay less for them, that will leave developers with greater funding gaps for their projects. It's not uncommon for developers who primarily fund projects by sale of tax credits to fill in funding gaps from other sources. Developers turn to historic preservation credits, philanthropy money, traditional bank loans and funds set aside by states and municipalities, like Pittsburgh's Housing Opportunity Fund. Last month, city council voted to tax property transfers and pull money from closed-out trust funds and department surpluses to fill such gaps for low-income housing projects and to provide financial assistance to first-time homebuyers.

Andrews said such funding is more important after the drop in the going price of tax credits. "It's always a matter of pulling together [funding] sources," she said. "I think the burden will shift to states and cities."

ACTION-Housing faced a \$2.7 million gap for Penn Mathilda after it had sold its credits for \$8.8 million, about \$1.04 per credit per year used. It used loans and grants from the city and foundations to fill that gap. However, if those credits had only sold for 86 cents per dollar, a common current estimate, that would have increased their gap by about \$1.5 million. Andrews said she is uncertain if ACTION-Housing would have been able to find that money elsewhere.

Barnette said the Penn Mathilda development was his only hope to stay close to the doctors and programs, like art therapy, he used. "Nothing else in the neighborhood was affordable," he said.

Now, he's trying to stay busy, keep his mind off his ailments and make the place feel homey. He plans to install an aquarium he was given. He's already decorated the apartment with framed photos of East Liberty. On one wall, next to his collection of gospel music and '70s R&B, hangs a picture of a forest with a Bible verse about receiving blessings through hard times — Isaiah 55:12: "For you shall go out with joy, and be led out with peace. The mountains and the hills shall break forth into singing before you."

*[Editor's Note: This story has been reprinted in full, with permission from Public Source. Read more at [www.PublicSource.org](http://www.PublicSource.org).]* ♦

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## Community Groups

continued from page 1

average wage of \$10.50/hour associated with these placements. The ENEC also organized what it describes as a dozen "hiring events," during which employers get to meet face-to-face with local residents looking for jobs.

But, in an increasingly competitive funding environment, it became evident to the ENEC's board of directors last fall that the time might have arrived to pursue some type of affiliation or even shared management agreement with another nonprofit whose mission parallels its own.

Patrick Boyle, the newly-installed board chair for the ENEC, has been heading up those discussions. The BGC, which runs various work internship programs for teenagers, seemed like a "good match," according to Boyle, who is also Director of Human Resources for West Penn Hospital.

The two groups have a lengthy history

of sharing office space and equipment, as well as co-hosting employee recruitment events at the BGC's Community Activity Center on N. Pacific Ave. "It wasn't a difficult decision for the ENEC board" Boyle said.

All parties involved have determined that the services of an attorney will be necessary to fashion an agreement that protects the interests of both organizations. The ENEC staff will need to become employees of the BGC, and the BGC will need to utilize funds raised by the ENEC to pay for personnel and other program-related expenses.

If the two groups are to merge, an agreement as to what assets and liabilities transfer from one organization to the other must be made to satisfy the requirements of the PA Corporation Bureau and the Internal Revenue Service, which oversees the operations of charities. ♦



### February's Real Estate Tip



Cell: (412) 377-7775

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

**Maureen T States**  
Associate Broker/Owner

Since February is a cold month and you'll be inside anyway, it's a good time to clean out your basement. Haul away all the old debris and give it a good cleaning. Don't forget to sweep down all the dust bunnies. Not only will you enjoy this newfound space, you will be one step closer to successfully selling your home when the time comes.

When thinking about buying a home or selling your home, give me a call! I have lived in Friendship for over 30 years and have been selling real estate for almost 40 years. We will work together to find ways to improve the marketability of your property and sell your home or find your next home whichever the case may be.

## Remembering Carol continued from page 1



**ABOVE:** Carol Peterson's friends and family gather to watch a tribute to the local historian at Spirit in Lawrenceville. Photo by John Colombo.

As the Internet came into being, Peterson adapted to the changing communicative environment with aplomb. She navigated the NeverTellMeTheOdds.org message board - a local, online hub for wisecracks and "constructive dissent" - to connect new residents with hidden histories.

No matter how one might have known Peterson, they would always recognize her as a champion of the underdog. Peterson organized protests to halt the demolition of historic smokestacks at the Iron City Brew Works on Liberty Ave. Writing for *Pittsburgh City Paper*, she rallied awareness about what she felt were unhelpful practices at the Susan G. Komen Foundation, a breast cancer awareness organization.

Peterson had real vision; she thought the homes of ordinary working people were worth saving, too, and that local preservation acts could be applied beyond the borders of the city's "mansion-scapes." Appreciation of the city's rich architectural history was not, she believed, a practice reserved for the Mellons and the Fricks of the world. She purchased, rehabilitated, and sold at least twelve houses that others might have demolished. She turned each into

cozy, welcoming homes - with their historic character intact.

Many others know her as the person who wrote a "Pittsburgh House History" for their properties. Peterson wrote an incredible 1,940 property histories during her lifetime; each document's origins involved painstaking research to track down the properties' purchase history through the County Recorder of Deeds office. The historian added color and life to each home's biography with maps, newspaper articles about the original owners, and historic photos she discovered on microfilm at various Carnegie Library branches.

Fueled by her incredible devotion to preservation and grassroots activism, Peterson helped found Lawrenceville Stakeholders in the early 2000s. The organization continues to advocate for reasonable development while working to stem the tide of "house flipping," a familiar scourge that destroys neighborhood character by exploiting low-income and older residents.

Despite her wide-ranging interests, Peterson always saved her deepest care and concern for the friends she loved. This wide-ranging, colorful circle of people loved her back and rallied

around her, taking care of her with increasing urgency and devotion over the final few years of her life.

When she died at home on Dec. 17, Peterson was surrounded by friends who had prepared her meals; brought her the IPA beers she loved; helped her complete house history research; cared for her beloved orange tabby cat, Wee-Bey; and took her on "bucket list" trips.

On Jan. 26, these friends joined dozens more in Lawrenceville to celebrate her life at Spirit (242 51st St.) - a venue where Peterson enjoyed performances

by musicians like queer icon Big Freed, the veritable "queen of bounce."

Many toasts were raised to the local rabble-rouser who, by outlasting her cancer years longer than expected, defied the odds to leave an indelible mark on the city she loved.

Donations are being directed to two organizations that Peterson loved: "Lawrenceville Stakeholders, c/o 187 43rd St., PGH, PA 15201" and "Preservation Pittsburgh, 1501 Reedsdale St., Suite 5003, PGH, PA 15233." ♦



**ABOVE:** At Spirit, a venue where Carol Peterson enjoyed watching shows, her loved ones paid tribute to their favorite "champion of the underdog." Photo by Jen Saffron.

## SPIRIT BRUNCH

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**ABOVE:** [L-R] Catherine McConnell, Kitty Julian (Bulletin contributor), and Susan Englert take a moment to represent for their friend, Carol Peterson, during her memorial celebration on Friday, Jan. 26. Photo by John Colombo.

## URA's new MWBE Program Officer turns attention to East End Businesses

By Elizabeth Sensky *East Liberty Development, Inc.*

**East End** - As the area continues to grow and develop, one thing on the minds of business owners, community groups, and officials throughout the city is how to ensure everyone - especially minority- and women-owned businesses - benefit from the East End's new economic boom. Diamonte Walker, the Urban Redevelopment Authority's (URA) new Minority- and Women-Owned Business Enterprise (MWBE) program officer, is making it her mission to increase opportunities for entrepreneurs and existing businesses throughout the East End.

Since joining the URA in June, Walker has focused on connecting business owners and entrepreneurs to the city-wide networks that can help support their goals with vital information, tools, and resources. Walker recently spoke with an East Liberty Development, Inc. (ELDI) staff member about the current situation facing MWBEs in the East End, as well as the role she can play in elevating the area's existing and aspiring business owners.

**ELDI:** Could you describe what motivated you to join the URA in this new role?

**Walker:** "Prior to joining the URA, I worked at the Hill Community Development Corporation as the Program and Operations Manager. The earlier part of my career was spent working in corporate legal environments and the for-profit education sector. I hold a Bachelor's in Business Administration and a Master of Science degree in Management & Leadership. But, my passion for community and economic development is what brought me into this work."



**ABOVE:** Diamonte Walker, the URA's new MWBE Program Officer, looks to bring a comprehensive business development model to the East End. Photo courtesy of ELDI.

**What do you see as some of the biggest barriers to success for minority- and women-owned businesses in the East End?**

"Before I touch on the barriers, I first want to address the opportunities. Too often, we like to focus on what's holding people back, but I think it's critical that we also assess the opportunities that could propel them forward. Here's the opportunity: the East End has experienced one of the biggest economic booms Pittsburgh has seen in a long time. There are posh hotels and a bustling business corridor and a concentrated influx of new residents with significant disposable income. For existing businesses, this presents an opportunity to try and target-market to those high-income earners, only without alienating their loyal customers in the process."

Now, here's the problem: This economic boom has also resulted in higher rents, which can make it tough for business owners to keep pace with the market. Minority- and women-owned businesses are often faced with - and this is by no means an exhaustive list - a lack of access to capital; a widening technological divide; lower market visibility; a disconnected technical assistance framework; and fragmented relationships with the power brokers, connectors, and other impactful networks."

**How can the City work to address these barriers?**

"We have a host of incubators in the City that do phenomenal work in helping to develop the tech sector, social enterprise, manufacturing, crafting, etc., but we need to be more laser-focused on the development of minority and women-owned businesses - especially in our emerging communities facing the strong headwinds of gentrification. This must be more than programming, or the effort of a few individual organizations. We need an all-in strategy that is a systemic and strategic part of the city's overall development."

**Could you describe the Hill District's comprehensive model for business development, and how it might be applied in the East End?**

"The Hill District has a host of business development programs, which range from the Business Leadership Academy for Social Transformation (BLAST Program) to strong partnerships with Chatham's Women's Business Center and the University of Pittsburgh Institute for Entrepreneurial Excellence. This network is instrumental in connecting the neighborhood with anchor institutions and the high-impact business programming they offer. The goal has been to create a pipeline of businesses that have received one-on-one support to access capital, targeted marketing strategies, stronger business networks and more sophisticated back office systems."

There are a lot of organizations that provide these resources around the city, but it is highly effective when you can centralize those resources and help businesses understand how they work together in close proximity to where they are. I think the East End could benefit from this more targeted approach - with emphasis placed on positioning local business owners with opportunities to capture the new markets taking shape in their neighborhoods." ♦

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# Neighborhood FOCUS

## “How’d the Bloomfielder [manage to] cross the road?”

By Christina Howell Bloomfield Development Corporation

**Bloomfield** – For many neighbors, navigating the Bloomfield Bridge/Liberty Ave./Main St./Howley St. intersection presents a daily risk, one that involves extreme vigilance and caution if moving on foot or by bike.

Together with Bloomfield Livable Streets, Bloomfield Development designed and distributed a survey to 780 respondents throughout the month of October to better understand residents' concerns with the intersection. The data and comments gathered will help start, and continue, a dialogue on how to improve safety for all users at this crossroads.

The site of seventeen reported accidents (and many more unreported) from 2014-2016, this is undoubtedly Bloomfield's most dangerous intersection. Out of 780 survey responses, 69% of Bloomfield residents stated they did not feel safe using the massive intersection.

Of the respondents whose “regular, daily, or weekly” use of the intersection qualified some very informed opinions about its safety, over 73% of the pedestrians reported feeling unsafe; more than 63% of the drivers, and 70% of the bicyclists, in the poll also said they feel endangered while using the intersection.

Many residents observed that the road design seems to invite high speeds from motorists and confusion for everyone. As one respondent pointed out, “it is clear that the intersection's design encourages many motorists to drive as though they're on a highway. This, sadly, does not match with the pleasant, walkable vibe of the Bloomfield business district along Liberty Avenue at all.”

Another resident noted that the intersection “actually require[s] drivers to look over their shoulders and generally somewhere other than what's directly in front of them.”

Judging by the survey responses from people residing in Bloomfield, a few tractable issues are at the top of many neighbors' bone-picking lists. They agree/strongly agree that lighting issues (71.6%); traffic blocking the crosswalks (67%); and pedestrians having insufficient time to cross (64%) are major problems.

**“There's too much going on for me to feel confident that it's safe in all directions.”**

*– Survey Respondent, on the dangers of the Bloomfield Bridge intersection*

The Main and Howley intersections are considered to be the most-traveled pedestrian section of the crossroads, as well as the most dangerous. Noting that traffic comes from five different directions, one survey respondent stated, “There's too much going on for me to feel confident that it's safe in all directions.”

Bloomfield is experiencing neighborhood-wide growth and development, particularly in areas adjacent to the Bloomfield Bridge. Such development, however, has rapidly intensified the neighborhood's traffic levels, straining an already busy intersection.

Bloomfield Development and Bloomfield Livable Streets have each posted more detailed survey results on their respective websites. The two organizations remain jointly committed to working with the community and creating plans for a safer, more accessible experience for all people - and all modes of transportation. ♦

**BELOW:** PULSE Fellow David Hogan polls a local resident about the safety of the Bloomfield Bridge intersection. Photo by Christina Howell.



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## "Comfort Keepers" opens new Penn Ave. hub for elder care

By Amber Epps Bloomfield-Garfield Corporation

**Garfield** - In December 2017, "Comfort Keepers," a provider of individualized care for older adults, opened up a new location at 5165 Penn Ave. The company offers non-medical, in-home services, and assistance with daily activities like grocery shopping, meal preparation, laundry & housekeeping, medication reminders, and incidental transportation.

In providing various levels of care, including "dignified end-of-life" care and respite care for weary family members, Comfort Keepers employees also serve as the eyes and ears for their clients' concerned relatives. Offering social outings upon request, the company aims to keep its clients active and engaged in maintaining their physical, mental, and social well-being.

What started in the basement of a South Hills home in 2001 has now

grown into four franchises serving a number of suburban neighborhoods. But, the founders felt there was still a need for their services within the city of Pittsburgh.

So, after exploring several options and recognizing the transitions taking place in Garfield, they saw a "win/win" situation" for both Comfort Keepers and local community members at 5165 Penn Ave.

"We hope to be part of the growth here," Jeanine Sismour, a community liaison for Comfort Keepers, said. "We feel fortunate to be able to tap into the area's population for our potential employees. Now that we've had a chance to frequent many establishments along



**Comfort  
Keepers**

the avenue, we're making referrals to many of these businesses based on their offerings for our clients."

Rated a top workplace by the *Pittsburgh Post-Gazette* each of the last three years, the company also recently received its second consecutive nomination for the Pittsburgh Business Ethics Award.

Such designations underscore the symbiotic relationship between its clients and employees. According to Sismour, Comfort Keepers prides itself on employing compassionate staff members with specialized skill sets.

Often going above and beyond what is required, they try to lend a human touch to the practice of care-giving.

Sismour shared a story about a client who uses a motorized wheelchair to get around town. Noticing that his chair was very low to the ground and potentially unsafe, one staff member applied reflective tape – and a bicycle flag – to the man's wheelchair so that he would be more noticeable while travelling through crowds.

While simple and low-impact, this cavalier solution exhibits an attention-to-detail that is lost on most elder-care providers, one that would be greatly appreciated by potential clients in Garfield.

"Comfort Keepers is really happy to be a part of the Penn Avenue scene," Sismour said. "We look forward to forming relationships with our neighbors and working for the good of all." Visit [www.ComfortKeepers.com](http://www.ComfortKeepers.com) for more information. ♦

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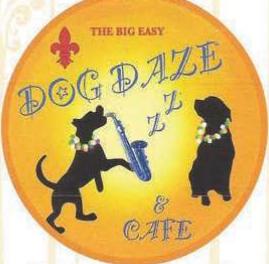
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# Newsmen reflects on new platforms for BGC, *Bulletin* engagement

By PJ Maloney

Vice President, Bloomfield-Garfield Corporation

## Perspective

**Garfield** - Some big changes are coming; changes for me, personally, and for the Bloomfield-Garfield Corporation(BGC) and *The Bulletin*. These are changes that you might not immediately notice, but they represent a huge effort to better serve our community.

After almost fifty years in the newspaper, radio, and television news business, I'm retiring. KQV Newsradio went out of business in early January so, at the ripe young age of 71, I'm free of the workplace and ready to launch new adventures as I stumble into my "golden years."

But, what's this vaguely nervous feeling I have? Why am I struggling with the idea of so much free time, and no firm sense of what I'm going to do with it? I guess this is what the psychologists mean when they say that "change, even good change, brings stress."

In my years as a reporter, I bore witness to a number of significant changes: regular broadcast TV morphing into cable and satellite programming; what used to be recorded on film transferring to video tape, and then digital recording; and the internet growing into a massive news source that's lured many readers, listeners, and viewers away from those of us in the traditional media. "Aargh!" as Charlie Brown would say.

That's life, literally. Today isn't exactly the same as yesterday and tomorrow will be different, too. We here at the BGC, the publishers of *The Bulletin*, are going through some significant

changes right now. Even though we're nearly overwhelmed by it, we're trying our best to keep our eyes on the ball, work through the anxiety to build a better organization, and a better newspaper, in service to our community.

Here's the issue: how do we build a platform, or several platforms, that will give all of us a chance to communicate with each other? *The Bulletin* has been with us for more than forty-three years, just as long as the BGC has been here.

It's done a great job of keeping everyone abreast of developments in the neighborhood, calling neighbors to action to fight for improvement (rallying for a grocery store, better bus service, public safety issues, etc.), explaining BGC policy, and more.

Yet, there are now many alternative ways of spreading the news and talking to each other, like email, Twitter, Instagram, and all the rest. Well, that's the direction we're headed. We want you to be part of the process here at the BGC, and we think the best method for community engagement is to bring you into the game as an active player, using the latest tools available.

So, keep an eye on *The Bulletin*. We'll continue to keep you informed, telling the new stories of the BGC while listening closely to yours. It's a changing neighborhood, isn't it? We need to change, too. If you'd like to be a part of the change, email us with your suggestions at [Information@Bloomfield-Garfield.org](mailto:Information@Bloomfield-Garfield.org). ♦

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**Back Pain: "When You're in That Much Pain AND You Live on Painkillers, You Really Don't Have a Great Quality of Life..."**

-Report by Pittsburgh's Leading Back Pain Specialist Michael Ricchiuto MPT, EMT-P



If you've ever been told that you have spinal stenosis, arthritis, a pinched nerve, sciatica, or disc degeneration and you want to avoid dangerous spinal surgery or if spinal surgery wasn't as successful as you had hoped... **OR...** you just want to learn new ways to live free from back pain as an alternative to costly and harmful "pills" then please read on... as this could be the most important message you'll read since your back pain torment began.

First of all, what I need you to know is that drug companies are spending billions on advertising to convince you that the answer to your problem can be found in a magic "pill". But long-term dependency upon harmful medication that masks pain can easily destroy your liver and degrade your stomach twice as fast.

Also, did you know that over 2.5 billion dollars a year is spent on magazine ads, TV, and radio commercials by wealthy drug companies to ensure more people than ever demand medication from their doctor? This advertising causes people to believe pills are the only option to control their back pain. Well...

### Unfortunately Their Advertising Is Working!

The number of prescriptions per person is now in the double digits and is climbing, and more and more people are becoming dependent upon drugs as a way to live a normal pain-free life. But I want you to know this: dependency upon drugs is dangerous. Despite what many people will lead you to believe, yes, surgery can be avoided - but only if you take the right action, starting today.

The truth is... there are so many ways to live life with less back pain and without daily pills or surgery - it's just that no one has explained it to you until now. Just ask the 100's of Pittsburgh residents who have already benefited from our report **"The 14 best kept secrets of eliminating back pain, staying pain-free, and avoiding dangerous surgery."**

**My name is Michael Ricchiuto MPT, EMT-P** and I've been helping your friends, family, and work colleagues to live with less low back pain, to get their "normal" life back, and to avoid spinal surgery. Below you will see how to access our Free Report...

**In This Free Report...** you will discover the seven urgent coping strategies every person who suffers with back pain must never forget when back pain strikes! You will also learn how to function better at work, as well as learn how to participate in sports and exercise while preventing pain from occurring again.

Our company published this free low back pain report to help good people like yourself to make a better, more educated, and informed decision about managing back pain and your future health that drug industries hope you never know. No one will ask you for money or anything else when you request this free report to help you make decisions about your health.

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## Garfield Land Trust elects board members

### Implicit Bias continued from page 1

Pittsburgh was the first city to adapt this training to include both citizens and members of the police force.

Officer Jeffrey Upson, an instructor from the Bureau's police academy, will help facilitate the training. "This is critical training - not only to our own staff, but to the public at large," he said. "We feel that teaching this to different community groups will not only increase our own legitimacy, but also provide the public with a better understanding of implicit bias and how to combat it."

During a conversation with some of the training's organizers, a group of African-American students from local middle schools discussed their perceptions of police. The students pointed to national news stories about the killings of unarmed black men and how those stories affect their view of police in their own communities.

When asked about their interactions with police, the students also steered the conversation towards non-police interactions. While some shared experiences about local retail stores where they have been unfairly accused of stealing, other students cited the story of Trayvon Martin, who was fatally shot by a private citizen who was on

a self-appointed patrol of a Florida neighborhood that Martin was visiting.

LU, which actively manages Lawrenceville block watches, aims to bring community members and law enforcement officials together to continue the conversation. "You can't address your biases towards others if your ideas and experiences are never challenged," Sara Innamorato noted.

A Lawrenceville resident and volunteer citizen facilitator, Innamorato is now running for a state representative seat in District 21. "These trainings are a small, actionable step," she said, "in moving towards a place where both members of the police force and residents can work towards being more informed, empathetic, and compassionate with one another."

The training will take place on Tuesday, Feb. 6, from 6 to 9 p.m. at Goodwill of Southwestern Pennsylvania's Workforce Development Center (118 52nd St.), in the Multi-Purpose Room. The event is free and open to the public; dinner and childcare will be provided, free of charge. LU requests that residents RSVP for the event by emailing Info@LUnited.org or calling 412-802-7220. ♦



**ABOVE:** Through democratic process, the Garfield Community Land Trust elected its board of directors on Thursday, Jan. 11. Board members are [L-R] Karen Thompson, Jeanette Coleman, Linwood Salik, Peggy Wilson, John Stullken, Jerry McKeithen. Photo courtesy of Gary Cirrincione.

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## "On a Mission: Anqwenique Wingfield"

By Thomas Agnew JENESIS Magazine

**Pittsburgh** - Our 7th "On A Mission" feature is professionally trained Vocalist, Studio Manager of BOOM Concepts, Education Director at Pittsburgh Festival Opera, Anqwenique Wingfield. Not only is she an active opera performer, Anqwenique splits her time functioning as a mentor, consultant, and a member of several advisory boards; she is highly sought after to assist as a programming manager for children and community productions. Most recently recognized as a member of the "2017 40 Under 40" by Pittsburgh Magazine, Anqwenique spoke with us about developing the skills she gained to help grow her career, what it's like being on the producer side of work, and more.

**JENESIS:** You've been able to utilize the skills you learned and apply them to consulting, teaching, etc. When did you, or what made you, start to take initiative to do so outside of just being a part of productions?

**Wingfield:** "I remember for a while hearing this popular quote "be the change you want to see in the world." And when I thought deeply about how to apply that to my own creative work, I realized I had to be involved in all facets of presenting an idea and that could not rely on anyone to bring forth MY vision. So, it became important to me the be self reliant in not just my ability to do a thing, but to galvanize support and a team of people to make things happen. Then I had to figure out, how do I selfishly get people to buy in to my vision while still making it beneficial and worth it for them. I'm the kind of person who is always considering every possible angle and the needs of people around me. In developing Groove Aesthetic, I wanted to my collaborators to find themselves within the idea also. Then thinking on a broader level, how do we change things for real, for generations to come. I realized that my passion for education was a key factor in "creating this change," that if we want to create a path way for others to follow, we have to teach them and show them the way.

**One big hang-up when it comes to earning a living as an artist is that some don't know how to gauge how much they should be paid for a gig. How did you come up with your pay rate, and did it take you a while to be comfortable with asking for certain fees?**

"Pay is a difficult thing but it is absolutely imperative that we require and demand equitable pay for the work we do as artists. This is something I struggled with right after graduating college and dropping down in Pittsburgh. I loved singing and making music, so much that it hadn't hit me that I paid for a degree to be a performer so that I could make a living. Coming back home was a culture shock for this fact, because no one in my immediate surroundings were making money as artists, not solely. Both my parents are extremely hardworking people and they had very different relationships to their jobs. So, I had to find what that meant for me and how to be successful as a musician, not just because I loved it and it brought me joy, but because I had to eat, travel, sustain, save, and pay bills.

I approach my artist work with the same business mindset and work ethic I watch my parents have. It was also important to be aware: aware of the landscape, where I enter into that, aware of elders to make sure I'm showing respect, and aware of my unique ability to create something beautiful and important to add to the situation. All of this awareness helps me know how much I need to charge a client because just as much as it's about getting paid, it's about paying people."

**Being able to do both has given you a mix of opportunities. So far, what has been the most beneficial for your career and why?**

"Understanding how to navigate the philanthropic community as an individual artist has been one of the most beneficial aspects of my trajectory. The reality is that as artists, we need support to create the beautiful works that heal and entertain the world. Also, in order to be credible, you must have a body of work the present as evidence of your hard work and ability. Historically and too often, money is THE barrier for creating the body of work, and depending on your medium, it's more so. When I had the vision for The NO BOUNDaries Project, I had no way of funding it myself as a working teaching artist and musician. Then I applied for a grant to fund the expenses and it changed everything. It made so much possible including the opportunity to deepen my relationship with internationally renowned artists, pay them, pay myself, pay other musicians and host a full day workshop for young artists."

*You've been apart of productions as a performer, but what's it like on the other side - as a producer that has to find talent, organize, and deliver the final product?*

"It's stressful [laughs] but also extremely rewarding because for me the greatest gift is to be in a position to give artists a platform. I recognize how important it was for me to be able to attend jam sessions and perform and meet people. That's what gives us legs to stand on, that's how I got gigs, that's how I met musicians who would later become not only some of my closest friends but fierce allies and collaborators. So, to be on the other end knowing how necessary it is, is the greatest gift to me. It also provides me with another set of skills to aid in my growth."

**BELOW:** Local musician Anqwenique Wingfield. Photo courtesy of Thomas Agnew.



**Did you have a mentor? How important is it to have one and also provide mentorship in the community?**

"Absolutely. I've had many mentors throughout my life and career many of them in the form of educators and some as friends. I can contribute so much of my success, ability, understanding, experiences and more to mentors who have shared their experience with me. I have to admit there's a lot I had to figure out on my own and continue to. I think of my work truly as gifts to the world, some of those gifts are to make way for other artists younger than me or in need to help build and strengthen our ecosystem. I stand on the shoulders of musicians and singers who endured and persevered through some of the most trying times for black artists in this country and as we continue to press on through trying times, I make my shoulders available as well."

**What would you like to produce in the future that would be your ultimate experience?**

"I don't know what the ultimate experience would be, I'd like to keep that open. But, I hope to continue to build a consistent body of work that reflects steady growth, exploration, collaboration and impact. I'm excited to experience life and love in my personal that continues to inform my motivation and creativity. I'm also building on on going projects in the coming years such as: Sirens & Queens, educational recital series celebrating black women composers, performances by Groove Aesthetic, interdisciplinary artist collective and co-directing alongside DS Kinsel on If I Die I'm A Legend: A tale of Hoodoo, Orisha and #Blacklivesmatter, an immersive physical theater experience."

**[Editor's Note: This story has been reprinted in full, with permission from JENESIS Magazine. Read more at [www.JENESISMagazine.com](http://www.JENESISMagazine.com).]** ♦

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# LOCAL REAL ESTATE BLOTTER

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

Real Estate Sales (Nov. 16 - Dec. 15, 2017)

Compiled by Lillian Denhardt, Howard Hanna Real Estate

## Bloomfield

CJV Associates to Legacy Affiliated Ventures LP at 5207-5259 Liberty Ave. for \$1.

David A. & Elizabeth Weakley to Hannah Makarevich at 320 Darsie St. for \$194,500.

David A. Manthei to Dorothy Pearl Properties LLC at 414 Pearl St. for \$178,000.

Eko Development LLC to Gregory Lou at 314 Sapphire Way for \$96,000.

John N. & Virginia Dipucci to Madison M. Osheskie at 4622 Torley St. for \$181,500.

Kevin J. Divers to Tyson R. Tragon at 402 Taylor St. for \$315,000.

Lorraine Ann Sciallo to Christopher Albert at 4616 Carroll St. for \$90,000.

Meisheng & Qing Ye Chen to Haoyu Feng at 4923 Yew St. for \$60,000.

Silvio Piluso Trust to Thomas E. Walsh at 4705 Corday Way for \$20,000.

Pizzuto Asset Protection Trust to Ryan P. Mulvaney at 211 S. Pacific Ave. for \$309,000.

Rita Bruni to Massimo Jack Bruni at 408 Ella St. for \$1.

Ronald L. & Michele A. Donatucci to Swift Creek SFR Lemieux LLC at 4723 Lorigan St. for \$130,000.

## Friendship

Fifth Avenue Property Group LLC to Maureen Kelly at 123 S. Graham St. for \$490,000.

## Garfield

Adam D. Toth to Laurence A. & Mary A. Kramer at 5139 Kincaid St. for \$299,900.

Bank Of America National Association to SRB Construction LLC at 5010 Broad St. for \$26,500.

David L. & Eartha J. Debardelaben to Germaine Williams at 5531 Columbo St. for \$135,000.

## East Liberty

East Liberty Development Incorporated to Daniel F. Rodriguez Vanegas at 728 N. Euclid Ave. for \$41,300.

Edward W. Schuerle to VS 625 Negley LLC at 625 N. Negley Ave. for \$705,000.

Everett & Tracy R. Clark to Urban Capital Group LLC at 603 Collins Ave. for \$80,000.

Urban Capital Group LLC to Nulife Properties LLC at 603 Collins Ave. for \$105,000.

George & Sara Z. Leventis to Corey T. Hess at 5639 Hays St. for \$225,000.

Louis Devito to Giacomo & Rosa Tolomeo at 5455 Stanton Ave. for \$225,000.

## Lawrenceville

Aiello Develop Co LLC to Century Lawrenceville Qalib LLC at 0 41St St. for \$900,000.

Anthony Crisafio to Bashley Invests 1 LLC at 307 Fisk St. for \$365,000.

Bank Of New York Mellon to Frank Villa at 166 1/2 38Th St. for \$135,000.

Bernice Bujalski to Jessica Bujalski at 335 44Th St. for \$53,475.

Brendon E. Oconnor to National Residential Nominee Services Inc. at 245 42Nd St. for \$319,000.

Daniel J. King to Stephanie Colon at 3435 Denny St. for \$213,500.

Daniel R. Innamorato to Seiden Family Trust at 4215 Dunkeld Way for \$171,500.

Douglas C. & Claire E. Rogers to Blaec C. & Jessica Croft at 5266 Keystone St. for \$350,000.

E Properties & Development to Eko Developments LLC at 3516 Leech St. for \$1.

George M. & La Verne M. Pollock to B&Y Real Estate LLC at 3935 Liberty Ave. for \$130,000.

Helen Mazzoccoli to Angela Hurley at 5168 Natrona Way for \$1.

Illana Yardeni to A&J Holdings LLC at 5308 Duncan St. for \$50,000.

James & Marcella Olzak to Joshua D. Koshar at 4617 Bancroft St. for \$255,000.

Jason G. Herring to Jeff Walter at 4920 Hatfield St. for \$275,000.

Jeffrey G. & Susan C. Drischler to A&J Holdings LLC at 5235 Wickliff St. for \$88,500.

Jason M. Julius & Melissa Damratoski to

Jeffrey Shao at 155 45Th St. for \$327,000.

Lawrence A. & Mary A. Kramer to Janice Davidson at 196 36Th St. Unit 2-A for \$339,000.

Lawrence M. & Lorraine A. Seelye to Gregory McDonald at 305 46Th St. for \$90,000.

Marian Tisdale to Megan N. Stockdale at 5235 Dresden Way for \$255,000.

Marie D. & Douglas N. Campbell Campbell to Rc Group Properties Inc at 4919 Hatfield St. for \$172,500.

Mary M. Moffat to Proto Michael at 217 Fisk St. for \$232,000.

Nicholas Paul Goodman to Barr Property Development Inc at 5239 Carnegie St. for \$100,000.

Peter St. Tienne Wolff to Thomas J. Watson at 4705 Hatfield St. for \$668,000.

Property Trio LLC to Andrew & Adrianna Zaleski at 5225 Lotus Way for \$270,000.

National Residential Nominee Services Inc. to Louis Dinardo at 245 42Nd St. for \$303,100.

Ruth A. Anderson to Confluence Invests LLC at 5112 Carnegie St. for \$54,500.

Thomas P. & Colette P. Balzer to Ryan P. Mulvaney at 238 42Nd St. for \$1.

Timothy B. Denham to Carolyn M. Pace at 330 Main St. for \$385,000.

Travis Wisor to Gidget & Brian Towey at 231 42Nd St. for \$220,000.

White Butterfly Ventures Inc. to Jennifer L. Luxenburg at 206 McCandless Ave. for \$256,800.

Fort Willow Developers LP to Techmill 41

## Stanton Heights

Arthur R. Miller to Cory R. Gwin at 4336 Stanton Ave. for \$185,000.

SSB Beal Bank to Wai Ching Lam at 104 Elena Ct for \$71,000.

Charlotte Pupich to Jeffrey J. Olczak at 1017 Oglethorpe Ave. for \$1.

Christopher Leventis to Leonard J. Boss at 4742 Coleridge St. for \$350,000.

Donna L. Payne to Anh Q. Ngo at 1125 Brinell St. for \$51,000.

Frances J. Hartz to Dean Chobanian at 5315 Camelia St. for \$149,500.

Nicholas J. & Debra S. Comte to Kristin Mamula at 1529 Hawthorne St. for \$207,500.

Siara Lawniczak to Joseph J. Lamantia at 4299 Stanton Ave. for \$134,900.

William A. & Dorothy J. Berkopoc to Jessica S. Margolis at 525 56Th St. for \$70,000.

*This column uses data from Allegheny County that contains occasional errors (sale price, owners' names, etc.). If something looks off, please do not hesitate to let us know.*

*For questions, comments, or just to chat, feel free to contact Lillian at 412-335-6068 or email agent. lillian.pgh@gmail.com. ♦*

## Free Help Preparing & Filing 2017 Tax Returns

The Bloomfield-Garfield Corporation, in cooperation with the Internal Revenue Service, will once again assisting individual taxpayers with filing their federal and state tax returns on-line. There is no charge for this service, which will be offered every Saturday, beginning February 3, 2018 and ending on Saturday, April 14th.

Taxpayers need to make appointments in advance, and then come to:

**Community Activity Center**  
**Lower Level**  
**113 North Pacific Avenue**  
**Garfield (15224)**

The earliest appointments we offer are at 12:30 and the last at 4:30 PM. We do not assist business filers or individuals who have rental income or numerous capital gains' transactions to report. City residents will also be able to receive help in filing their city tax returns. All taxpayers will need to have photo ID's and proof of their Social Security number.

Call Rick Swartz at the Bloomfield-Garfield Corporation,  
412-441-6950, (ext. 11) to schedule an appointment.

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# the **Bulletin BOARD**

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

The Bulletin Board publishes listings of volunteer opportunities, free or low-cost events and 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 March issue are due by Friday, Feb. 16. Please submit any listings using our online form at [www.bit.ly/bulletin\\_submit](http://www.bit.ly/bulletin_submit).

### **FEBRUARY 1 - THURSDAY**

#### **GARFIELD**

#### **Girls Write Pittsburgh**

Join us each Tuesday for a workshop at Assemble (4824 Penn Ave.) in Garfield from 7 – 8 p.m. All you need is a completed application to participate. Weekly workshops for self-identified teen girls age 13-18 are open to the public. Bring something you've written or write with us during hour-long sessions. To learn more, visit [www.facebook.com/girlswritepittsburgh/](http://www.facebook.com/girlswritepittsburgh/).

### **FRIENDSHIP**

#### **Community Meeting**

The first quarterly Friendship Neighborhood Community Meeting of 2018 will be held on Thursday, February 1st, at 7 pm in the social hall of the Fourth Church of Pittsburgh, located at 5450 Friendship Avenue. Doors open at 6:30, and dessert and drinks will be provided. Multiple volunteer opportunities for upcoming programs and events in 2018 will be highlighted.

### **FEBRUARY 3 - SATURDAY**

#### **EAST LIBERTY**

#### **“Holy Curiosity!”**

Explore the universe through the eye of the Hubble Space Telescope with Ted B. Davis, Professor, Messiah College and Jennifer Wiseman, Sr. Astrophysicist, NASA Goddard Space Flight Center. Free program at Pittsburgh Theological Seminary (616 N. Highland Ave.). Visit <https://www pts.edu/holy-curiosity-2018> to learn more.

### **FEBRUARY 8 - THURSDAY**

#### **LAWRENCEVILLE**

#### **Computer Workshop: Excel Intermediate**

Goodwill of Southwestern Pennsylvania is offering free computer workshops to area residents. These workshops are a great opportunity for those looking to

## **Local Events Classes Gatherings Fundraisers**

org or call 412-578-5476.

### **Housing Affordability Forum**

An educational opportunity to share the struggles you or a neighbor or loved one are having with housing affordability in Bloomfield. Hear from your neighbors about their experience, and learn about the tools that can help address these issues. Free brunch from 10-10:30 a.m. and free childcare provided. RSVP required to [info@bloomfieldnow.org](mailto:info@bloomfieldnow.org) or 412.681.8800.

43rd St.) in Lawrenceville from 9 a.m. to Noon. Tickets, available at the door, are Adults: \$10, Seniors: \$8, Kids age 10 and under: \$5. Pancakes, sausage, bacon, eggs and real maple syrup will be served. Proceeds fund local non-profit organizations and Rotary International projects.

### **FEBRUARY 11 - SUNDAY**

#### **LAWRENCEVILLE**

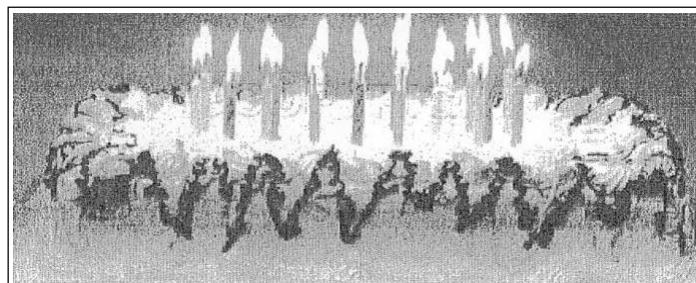
#### **Sister to Sister Women's Ministry**

On Sunday, Feb. 11, the Sister to Sister Women's Ministry presents "A Celebration of Love" at New Bethel Baptist Church (221 43rd St.) in Lawrenceville. Guest worship leaders: Rev. Richard & Vanessa Wingfield (from Unity Baptist Church in Braddock, PA). The theme is "Let Love Grow (Romans 13:8)." Hors D'Oeuvres will be served.

### **LAWRENCEVILLE**

#### **Rotary Club Pancake Breakfast**

The Lawrenceville Rotary is holding its 15th annual Pancake Breakfast on Saturday February 10th at a new location, the New Bethel Baptist Church (221



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412 682-1562

# Volunteer Opportunities Services Open Calls

## Classifieds

### FEBRUARY 12 - MONDAY

#### GARFIELD

#### Pre-Apprenticeship Construction Program

Garfield Jubilee Association(GJA) and Community Empowerment Association (CEA) are recruiting for the next Pre-Apprenticeship Program, which will start on Monday, Feb. 12. This is a ten-week Pre-Apprenticeship Program for adults 18 years of age and older. The program will provide classroom and work experience in construction training. Classes will be held at 5323 Penn Ave. Contact our office at 412-665-5200. Paid wage/stipend: up to \$10 per hour.

coa, and treats.

### FEBRUARY 18 - SUNDAY

#### GARFIELD

#### "In Between Times" Church Service

On Sunday, Feb. 18, Morningside C.O.G.I.C. (5173 Dearborn St.), where Elder Lamont B. Shields is the Pastor, presents "In Between Times (I. B. T.)" at 3:30 p.m. Guest speakers: Evangelist Deborah Leggett (Trinity C.O.G.I.C. from McKeesport, PA) & Minister Coretta Cottrell (Koinonia Women's Ministry from Pittsburgh). Dinner will be served from 1:45 - 3 p.m. in the down-stairs Fellowship Hall.

### FEBRUARY 14 - WEDNESDAY

#### FRIENDSHIP

#### FCG Board Meeting

The next Friendship Community Group (FCG) board meeting will be held at 7 p.m. on Wednesday, Feb. 14, at the Pittsburgh Glass Center (5472 Penn Ave.). The public is always welcome to attend. Want to plan ahead? All FCG board meetings in 2018 have been scheduled for the second Wednesday of each month, starting at 7 p.m.

### FEBRUARY 20 - TUESDAY

#### GARFIELD

#### "Writing Your Family Tree"

Join Creative Nonfiction for a five-week writing workshop in which you'll dig deep to hit the roots of your family tree - and write stories you can pass down for generations. Starting Tuesday, Feb. 20, we'll examine the different modes that can help you craft family stories that are both personal and ready to be shared publicly. Via shared reading and discussions, in-class writing, and creative group workshops, you'll leave with a polished piece of creative nonfiction that you feel confident submitting to publications. For more info, visit <http://creativenonfiction.org/products/roots-branches-writing-your-family-tree>.

### FEBRUARY 17 - SATURDAY

#### STANTON HEIGHTS

#### Winter Walk

Join the Stanton Heights Neighborhood Association (SHNA) for a brisk walk through the neighborhood to view projects and sites that the community is working on or has slated for future plans. Meet at 9 a.m. at the corner of Stanton & Woodbine. Walk is family- and pet-friendly. At the end of the walk, everyone will convene for a firepit, hot co-

### FEBRUARY 21 - WEDNESDAY

#### STANTON HEIGHTS

#### Community Meeting

Monthly neighborhood meeting will



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provide updates on neighborhood events and beautification projects. Candidates for office representing the neighborhood have also been invited to address the community. Meeting held at 6:30 p.m. at the Sunnyside Elementary Library.

### FEBRUARY 22 - THURSDAY

#### LAWRENCEVILLE

#### Computer Workshop: MS Word Intermediate

Goodwill of Southwestern Pennsylvania is offering free computer workshops to area residents. These workshops are a great opportunity for those looking to add new skills to their resume or those simply wanting to brush up on their current skills. All classes run from 5:30 - 8:00 p.m. at the Workforce Development Center (118 52nd St.) in Lawrenceville.

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### FEBRUARY 24 - SATURDAY

#### GARFIELD

#### Computer Workshop: MS Word Intermediate

On February 24, King of Kings Baptist Ministries (5169 Broad St.) will host a 30th Pastoral Anniversary Concert Celebration in honor of Bishop Lee C. Carter. The concert starts at 6 p.m.; tickets will be \$10 for adults and \$5 for children (ages 5-12).

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### FEBRUARY 25 - SUNDAY

#### GARFIELD

#### Black History Service

On Sunday, Feb. 25, Morningside C.O.G.I.C. (5173 Dearborn St.) will host a Black History service entitled "Stop!" at 4 p.m. You don't want to miss this program. Come, bring your friends and be blessed as you view "Stop!". Call 412-361-9865 for more info.

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## ONGOING

#### GARFIELD

#### Sojourner House

Sojourner House is a licensed Drug & Alcohol Rehabilitation Residence where admission is based on determination of need. To be eligible for admission, women must be at least 18 years old and have at least one child age 12 years or younger, or be actively seeking custody of a child, or be pregnant. The program is designed for a six-month stay. Inquiry for admissions should go to 412-441-7783.

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## Neighbor of Note: Friendship's Monica McElwain

By Staci Backauskas *Bulletin contributor*

### Op-Ed

**Friendship** - It was chance that I ran into my neighbor, Monica McElwain, at the Aldi grocery store in December. We chatted while her young daughter played with a pink "horse-on-a-stick" from the toy aisle, and McElwain told me that she and her family were moving to Denver.

Her husband had been transferred and they were heading out in January. Over the next few days, I found myself saddened at the loss our neighborhood would feel from her departure.

I served on the board of the Friendship Community Group (FCG) with McElwain and admired her dedication to the neighborhood and the tenacity she displayed in getting things done.

Although they owned a house in Forest Hills, she and her husband had always admired the Victorians domiciles of Friendship. "After a few years, we wanted to move away from the suburbs and back into the city for the central location and culture - and to instill independence and street smarts in our children," she said.

At first, they rented a place; during regular walks through the neighborhood, they fell in love with a house on Coral and Graham Sts. "It went on and off the market a few times and I would always dream about my family living there. I'd stare into the windows, imagining my kids growing up in that house," she remembered. "Then, the stars aligned and, even though our offer was lower than the others, the people who owned the house chose us because we were a family and could give back to the neighborhood. Our dreams had come true!"

After making a few friends and becoming more familiar with the dynamics of the neighborhood in their first few years in Friendship, McElwain began to get more involved. "Though my time was being spread over many duties as a mom and full-time teacher, I still felt the best way to do this was to be a member of the FCG," McElwain said.

During her tenure on the organization's board, she spearheaded the Montessori Playpark renovation - managing grant applications and inspections, resolving unexpected challenges, and overseeing the resurfacing project. It was a complex and lengthy endeavor, but she sprinted over the hurdles with grace. "I wanted to be an advocate for a place that I lived and loved, where I raised my children."

In the time that I knew her, she also coordinated vendors for the Friendship Flower & Folk Festival (F4), where FCG members sell plants and flowers to fund the care of Baum Grove. McElwain was always looking for ways to include the children of Friendship in our community; she helped them set up a lemonade stand for Friendship House Tour patrons and motivated local kids to write positive messages in street chalk for all the Pittsburgh Marathon runners passing through the neighborhood.

Despite all that she has done for Friendship, McElwain remains humble about her work. "I don't think I left a legacy," she revealed. "I was only a partner in continuing the future of the park and, through the years, there were so many neighbors that did the same as I did, if not more."

Learning of McElwain's move - and reminiscing about her community involvement - made me realize that there are fabulous neighbors doing great work to make the place where we live better. We need to publicly appreciate people while they are still here, not after they have left.

To that end, if you have a neighbor doing great work that you'd like to see recognized here in *The Bulletin*, please e-mail Andrew@Bloomfield-Garfield.org with the name, contact information, and a brief description of what they're doing in their communities. We will do our best to recognize their contributions in future "Neighbors of Note" profiles.

On the topic of returning to the neighborhood one day, McElwain is not shy about her love for Friendship. "I miss it every day and hope to step back into its friendly embrace someday," she said.

We will miss you, Monica McElwain. Friendship's loss is Denver's gain! ♦



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Dr. Santamaria began her medical education in Moscow, Russia, where she was born and raised, and went on to earn her medical degree from Santiago de Compostela University in Galicia, Spain. She completed her residency at Pennsylvania Hospital, University of Pennsylvania Health System, and Thomas Jefferson University Hospital, both in Philadelphia, Pennsylvania.

Dr. Santamaria is fluent in Russian and Spanish. She has medical privileges at Allegheny General, Allegheny Valley, and West Penn hospitals.

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