

the Bulletin

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

Zoning tool aids re-development of Holy Family Church site

By Emily Persico *Lawrenceville Corporation*

Perspective/Lawrenceville - Following ten years of community process, a plan to redevelop Lawrenceville's historic Holy Family Church property (250 44th St.) was presented to the city Planning Commission on Jan. 11.

The new development will include the first for-sale, affordable homes created under Lawrenceville's Inclusionary Zoning (IZ) policy, adding to the 35 rental units already created during Phase 2 of the Arsenal 201 Apartments development.

The approval marks an important victory, not only for neighbors concerned about the health and safety issues that have long plagued the abandoned church, but for the entire city. This good news arrives during the transition to a new mayoral adminis-

See **Inclusionary Zoning** | page 2



ABOVE: Aadam Soorma (pictured in background) makes the most of a snowy afternoon - after building a snowman and promptly serving him a beer - at Trace Brewing (4312 Main St.) in Bloomfield. Photo by Julie Kahlbaugh.

'Day One' program joins Catapult PGH to help single mothers succeed

By Elizabeth Sensky *East Liberty Development, Inc.*

East Liberty - Muzz Meyers' career path was anything but predictable. After earning a master's degree in teaching, Meyers was set on finding a job in his field when a friend convinced him to open a restaurant instead.

"I thought [the restaurant] would last a couple of years, and then I would just go back to teaching," Meyers recalled.

The restaurant ended up lasting for 18 years. After it closed, he finally got back into the teaching world. Working with a nonprofit ("Communities in Schools"),

Meyers was placed at Westinghouse High School in Homewood, where he began connecting students to various support programs and services.

At Westinghouse, he met a 17-year-old student, a mother of six-month-old twins, who would change his life's course.

"She was bringing her babies to school every day, and I was just looking out for her," he said. "She had a younger brother and, one day, when they both didn't come to school, I was concerned. I had never done

See **Day One** | page 6



ABOVE: 'Day One' participants hold hands when the going gets rough, supporting each other's journey with every step. Read more at right. Photo courtesy of Nikkia Coates.

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**WILSON'S PHARMACY: 82 YEARS
OF WELCOMING WALK-INS**

**BOOM CONCEPTS GRANTED
'CULTURAL TREASURE STATUS'**

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Inclusionary Zoning *continued from page 1*

tration that considers housing affordability as one of its top priorities.

Inclusionary zoning is now an option thanks to a relatively new city ordinance that requires developers to include affordable units in new housing developments of 20 units or more. It has been tested in Lawrenceville and, pending a positive vote from City Council, could soon be expanded to neighboring Bloomfield and Polish Hill [see side panel (below) & page 14 for more details].

“IZ is a tool that helps balance development, ensuring that the residential units created are within the reach of many of Bloomfield’s current residents who are increasingly being priced out of the neighborhood,” Christina Howell, Executive Director of Bloomfield Development

Corporation, testified in support of the expansion. Following public testimony on Jan. 11, the Planning Commission unanimously approved the expansion.

“This is only the beginning,” Chief of Staff Jake Pawlak said, reading aloud Mayor Gainey’s statement. “It is the Gainey administration’s goal to pursue a citywide inclusionary zoning policy that is more inclusive and includes higher thresholds for the percentages of affordable housing units targeting the affordability levels needed.”

As Mayor Gainey’s statement illustrates, the devil is in the details. Under the current policy, developers are required to designate 10 percent of residential units to be priced affordably for low- to moderate-income households.

Bloomfield, Polish Hill primed for new affordable housing tool

By Sam Spearing *Bloomfield Development Corporation*

Perspective/Bloomfield & Polish Hill - As housing costs have soared over the last decade, residents of Bloomfield and Polish Hill have continued searching for tools that could create new affordable housing while also balancing the pressures of new development.

Bloomfield has already welcomed the benefits of inclusionary zoning (IZ), as plans to redevelop the former ShurSave grocery site now call for at least 10% of the units to be priced as affordable.

The expansion to Bloomfield and Polish Hill still needs a final approval from City Council before it can be made permanent. Additional expansions and tweaks to the policy could be coming in the near future.

Mayor Gainey and his administration have already made IZ a priority, indicating that they hope to see it implemented elsewhere in the city. Additionally, with new data on the housing market soon to be available, the Planning Commission might even consider increasing the percentage of affordable units required by IZ.

While this new tool has exciting potential, Bloomfield Development Corporation (BDC) remains committed to advocating for additional tools - like community land trusts, which connect first-time homeowners with permanently affordable, for-sale housing. BDC also supports efforts to preserve any existing affordable housing units that might otherwise be remodeled into market rate units.

Bloomfield and Polish Hill residents are encouraged to voice their support by letter, or provide testimony via Zoom, before City Council takes its final vote. Visit the BDC website (Bloomfieldpgh.org) for info on the council hearing [date TBA] and how to prepare testimony.

I welcome anyone with questions about Inclusionary Zoning to contact me, Sam Spearing, Housing & Mobility Coordinator for BDC, at 412-681-8800 or sam@bloomfieldpgh.org. ♦



ABOVE: The redevelopment of the historic Holy Family Church site (250 44th St.) is a pilot project for Lawrenceville’s inclusionary zoning policy. Rendering courtesy of LUnited.org.

According to the Pittsburgh Housing Task Force, however, neighborhoods with strong markets like Lawrenceville, Bloomfield, and Polish Hill could support a requirement of up to 15% percent affordability.

Given the severity of the city’s housing crisis, many residents believe Pittsburgh should fully embrace IZ rather than tip-toeing around proven solutions.

While aiming to improve IZ policy, local advocates are also working with City Planning to ensure that the existing policy is properly enforced. The Lawrenceville pilot has been a key to establishing a clear policy that also provides a foundation for

the expansion of IZ.

The Holy Family redevelopment received approval after two hours of presentation and heated debate, most of which was spent massaging the details of the inclusionary units.

Lawrenceville United (LU) and Lawrenceville Corporation (LC) submitted a joint statement from their executive directors, David Breingan and Lauren Connelly, respectively: “We realize that, as one of the first projects to be subject to inclusionary zoning’s standards, it’s important that a strong precedent is set for future developments that fall under these standards.” ♦

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BGC earns American Eagle grant, expands out-of-school programming

By Pamela Schön Bloomfield-Garfield Corporation

Garfield - In December of 2020, when the Bloomfield-Garfield Corporation (BGC) moved its offices into the Activity Center on N. Pacific Avenue, I had a vision of a space dedicated to neighborhood youths. What that would look like, I had no clue; but I knew that, as an organization with a huge focus on youth programming for more than 30 years, we needed to do something.

Once I took over the role as Chief Operations Officer last year, I knew it was time to turn this vision into a reality. Last October, the American Eagle Outfitters Foundation awarded \$10,000 to the BGC to help its youth programming staff bring that vision to life.

With those funds, we will begin transforming a portion of the large meeting space on the first floor into a “chill space” for neighborhood youths. Beginning in March, the BGC will offer out-of-school time programming that incorporates tutoring, homework sessions, mentoring, resources, internet access, and college & career planning into a warm and welcoming place for young adults. In September, we will launch arts and environmental education programming - in collaboration with BOOM Concepts and the Garfield Greenzone - that runs through June 2023.

This collaborative programming will bring in teaching artists for outdoor beautification and art installations. It will also involve working with schools and community groups to help activate, and preserve, Garfield’s valuable green spaces while teaching local youths about environmental justice, conservation, horticulture, and more.

The BGC will seek additional funding to continue its program support. Visit bloomfield-garfield.org for updates and registration info. ♦

the Bulletin

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since 1975

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

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- Deadline for the March edition is Monday, Feb. 14th -

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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, and are open to the public. Meetings are currently being conducted online via Zoom; email Nina@Bloomfield-Garfield.org for more details.

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

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BGC highlights recent achievements: 2019-2021

A Message from the Bloomfield-Garfield Corporation

[Editor's Note: In preparation for the launch of our redesigned website, Bloomfield-Garfield Corporation (BGC) staff compiled seven years' worth of memories that are now available at bloomfield-garfield.org. Rather than print the full list, we condensed it to just the past three years' worth of highlights. Check out what we've been able to accomplish in the community, working with many different partners, in the following retrospective.]

2019

- BGC ends its eighth year as the manager of the "Neighbors in Need Fund" by distributing \$14,265 in grants to 30 individuals experiencing economic hardship or a financial crisis.
- BGC agrees to sell a vacant lot in the 5400 block of Black St. to Module Housing, LLC, so that the firm can build an affordably priced, single-family home as part of a 3-unit development. It represents the first time the BGC has joined with a private developer to produce below-market rate, for-sale housing in Garfield.
- BGC starts a matching grant program for low-income homeowners in Garfield whose homes need critical repairs or improvements, thanks to a grant from the PNC Foundation. The funding cover will cover 23 grants to eligible homeowners over the next two years.

- The board of the BGC makes the decision to cut administrative overhead by pursuing the consolidation of its two offices on Penn Avenue into one. An *ad hoc* committee is formed that begins to look at alternatives as to where the BGC can put its entire staff under one roof.
- BGC concludes its 44th year of the uninterrupted publication of *The Bulletin* newspaper. Produced monthly and mailed to more than 13,000 households in Garfield and four surrounding neighborhoods, the tabloid-sized paper helps residents and business owners stay abreast of the latest events, developments, and programming in the community.
- BGC, in its first year operating the Eastside Neighborhood Employment Center, provides assistance to 332 individuals in search of jobs, health insurance, financial aid for college or vocational training programs, and a host of other opportunities to advance their economic well-being. A total of 96 residents are placed in full- or part-time jobs.
- BGC graduates a class of 44 students from its College & Career Readiness Program, a drop-off of almost 50% from previous years, as the organization contends with a much smaller contract from its main funder, Partner4Work.
- BGC arranges tour of vacant Fort Pitt School with neighborhood stakeholders and city schools' Superintendent Anthony Hamlet - an effort to persuade the school district to turn over the neglected building to the community. Hamlet decides against the proposition two months later.

2020

- BGC applies for and receives a grant from the McCune Foundation that will enable it to create offices for BGC staff in its Community Activity Center at 113 N. Pacific Avenue. Staff members move into the renovated facility by year's end.
- BGC applies for and receives a two-year grant commitment from the Heinz Endowments that allows it to hire a coordinator for the Garfield Green Zone project. It is part of an initiative launched by district magistrates to assign persons arrested for summary offenses to help projects that will beautify the neighborhood.
- BGC arranges financing to pay for over \$500,000 in improvements to the Montana Apts., a complex owned by a related nonprofit entity. The work will preserve the 16-unit building as affordably priced housing for the next 30 years. BGC arranges \$110,000 loan from the Urban Redevelopment Authority to make improvements to an 11-unit affordable apartment complex at 5635 Stanton Avenue (co-owned with the Highland Park Community Development Corp.).
- BGC graduates a class of 42 high-school students from its College & Career Readiness Program. The organization provides summer job internships and classroom trainings for 92 students to learn the demands and rituals of the modern-day workplace.
- BGC joins coalition of community groups and businesses to help residents cope with the ravages brought on by the COVID-19 pandemic. Prepared meals and distribution of food boxes are organized each week for the benefit of several hundred residents in Garfield and adjoining neighborhoods. Grants totaling \$28,455 go out to 71 households from the Neighbors in Need Fund.
- BGC receives \$589,000 grant commitment in December from Federal Home Loan Bank of Pittsburgh for the Garfield Highlands rental development, scheduled to start construction in early 2022.
- BGC serves as fiscal repository for a \$12,000 private donation to help pay for legal fees and planning expenses incurred by the Garfield land bank in its quest to obtain tax-exempt, charitable status from the IRS.

2021

- BGC moderates two neighborhood meetings around 10-unit, single-family, for-sale housing development that a private developer (Module Housing, LLC) wants to build in the 5100 block of Rosetta Street. BGC ultimately decides to support the Urban Redevelopment Authority's entry into negotiations with Module, which will give the developer the exclusive right to buy nine city-owned parcels for the project. No agreement has been reached between the community and Module to support the development of the ten homes themselves.

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- Akelea Tillman, ENEC Neighbor

BGC Board Member Spotlight: Sandy Simon of Kiln-N-Time

Interview by Nina Gibbs Bloomfield-Garfield Corporation

Garfield - Sandy Simon, a potter who owns Kiln-N-Time (3801 Penn Ave.) in Lawrenceville, joined the Bloomfield-Garfield Corporation's (BGC) Board of Directors last year. See the following interview to learn why Simon volunteers with the BGC.

BGC: Why do you volunteer for the BGC Board?

Simon: "I think it's important, when you purchase a home in a community, that you do more than just live there. So many people are quick to complain about things that happen in their community, but don't want to get involved to make change happen."

BGC: What's your connection to Garfield?

Simon: "I finally saved enough money to stop renting and had the opportunity to purchase my home in Garfield in 2019."

BGC: What attracted you to getting involved with the BGC?

Simon: "How they support small businesses, and individuals like myself, in the community and surrounding areas."

BGC: What do you like to do when you're not volunteering?

Simon: "I'm a potter by trade. I also love to garden and play with my dogs."

BGC: What do you think is the BGC's most important work in the community?

Simon: "Making sure there is affordable housing in the community. Also, making sure that all are included in the makeup of our community/neighborhood. Everyone is welcomed. That's extremely important to me." ♦



ABOVE: BGC Board Member Sandy Simon surrounds herself with pottery at Kiln-N-Time, her ceramics studio in Lawrenceville. Photo courtesy of Sandy Simon.



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Day One *continued from page 1*

this before, and have never done it afterwards, but I drove to their house to check on them. I found her brother outside on their porch, heating up water on a charcoal grill so he could take a hot bath. He invited me into the house, and it was a turning point in my life.”

Meyers took the young man into his home, and a Westinghouse secretary took the young woman into her home, while helping to improve the family’s living situation. But it was only a short-term solution.

“Fast forward about three years – after their mother had passed away from cancer – and the young lady now had another child, and was living with her brothers,” Meyers explained. “She called my wife and said, ‘I can’t live like this anymore. Come and take me to a shelter.’ We did that, and then we went home and said we can’t let these little boys grow up like this. Because we knew that she would be placed in a housing project somewhere around Pittsburgh, probably isolated and probably not in a safe place.”

That’s when the idea for the “Day One Project” was born. A friend of Meyers’ agreed to pay for the young woman’s rent as long as she kept working towards something, and it proved to be a game-changer.

No longer needing to worry about rent, she could make progress towards achieving her goals.

“I had participated in many programs at Westinghouse that had huge budgets, but virtually no long-lasting impact on the children,” Meyers explained. “I thought this was a much better way to spend money, so I started trying to figure out how I could do it.”

By 2018, Meyers eventually raised enough money – mainly through donations from friends and family – to rent a home in

East Liberty for five single-mother families living with children under the age of three. Women in the Day One Project can live there for two years, paying only 15% of their income in rent and program fees, with the stipulation that they set a goal and take steps to make it happen.

Day One participants are required to meet with a case manager and workforce development specialist once a week, and also enroll in a financial literacy course and Saturday workshops that cover everything from restorative parenting practices to self-care. After the two years are up, the women receive a Section 8 voucher and can stay connected to the program as much, or as little, as they want.

The Day One Project name was inspired by early childhood education research that highlights the impact that the first three years of a child’s life can have on their future academic success.

“That’s an integral part of the program as well: educating the parents to engage, talk, and read to their children in order for them to develop cognitively to the appropriate level,” Meyers said.

Nikkia Coates, a Day One manager, explained that the program is successful because it lets participants choose their own goals and supports their chosen path.

“Typically, people don’t need you to tell them what to do. They just need support,” she said.

Meyers echoed that sentiment: “By paying their rent and helping them access other services, the program gives these women an opportunity to stop and consider their future and what they’re able to do. That’s the big obstacle they face, and the other obstacle is just gaining the confidence in themselves in terms of what they’re capable of.”

Announced in 2021, the Day One Project is now part of Catapult Greater Pittsburgh’s suite of services. Catapult is a nonprofit focused on creating economic justice opportunities for individuals and families across Pittsburgh.

Before the announcement, the two organizations had already been working together, with Catapult providing services to Day One participants.

“Catapult is super supportive – to single parents and minorities, and in promoting homeownership and financial literacy – and those are the core things that we try to instill in the Day One Project. So, it was a natural transition to collaborate with them,” Coates said.

With plans to expand the program in 2022,

Catapult is looking for a space locally that can accommodate more women.

Witnessing the success of the program firsthand, Meyers and Coates are both excited at the prospect of expansion.

“We have a woman in the program who had a job when she started with Day One, but she needed to take a course to advance and make a sustainable wage. Putting her in the Day One house allowed her the time to take the course so that she could get a promotion at her job. Now she not only has a better job, but she’s also in the homeownership program at Catapult. Her next step is to purchase a house because she now has the income to match her vision,” Coates said. “That’s a pretty big deal.”

Visit catapultpittsburgh.org to learn more. ♦



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ABOVE: Muzz Meyers (center, holding papers) and ‘Day One’ support staff meet with a group of young families. Photo courtesy of Elizabeth Sensky.

High-schoolers study East End orgs, learn about civic participation

By Nina Gibbs Bloomfield-Garfield Corporation

Highland Park - City of Bridges High School is a progressive, holistic, 9th-12th grade high school (located at Carriage House, 733 N. Highland Ave.) that believes schooling should be transformational for the students and the local community.

In 2021, City of Bridges hired Vania Arthur, who is known to Garfield for her work on the Kincaid Garden. Arthur instituted a brand new class for her students, the Civic Participation course. This ground-breaking course helps students learn what it means to be a part of a community and what it take to connect and contribute to one another.

In this course, seniors had the opportunity to work alongside organizations that are within walking distance of City Bridges High School - to learn more about them, what it takes to run them, and how they can be more active within their communities. In the end, the hope is that each student will take what they have learned to create a better future for generations to come.

City of Bridges student David Ringer chose the Bloomfield-Garfield Corporation (BGC) for his study. At the end of the class, students collaborate to compile a booklet on each organization including their mission, partnership organizations, and resources to be used as a reference for the City of Bridges community. The questions posed by this project are: "what is the problem," "how do I see it," and most important of all, "who is this issue affecting the most, and what can be done to rectify it?"

Here is what David had to say about the BGC:

"My name is David Ringer and I'm a senior at City of Bridges High School. I had the great pleasure of interviewing the people who help keep the BGC operating. In my talks, I got a sense of how much this community means to all of them. To the people who have lived here all their lives, who want to give back to the community that's meant so much to them. To the ones who moved here more recently, who are giving a helping hand to the BGC and its programs. The work that the BGC has done is no less than amazing.

From the Greenzone projects that activate green spaces for the community, to the installation of unconventional learning spaces, this organization reinvests in areas that others have forgotten. Their staff also runs programs to help budding adults achieve their goals - whether that be college, technical school, workforce development, or anything else in between. It amazes me that, with the BGC having existed for over 40 years, I don't hear more people talking about it. The organization and its dedicated staff speak to the strength and resolve of the local community." ♦

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Through partners such as the Energy Innovation Center Institute, Catalyst Connections, Partner4Work, and PA CareerLink, among others, the ENEC was able to connect neighbors with additional employment opportunities and various supplemental resources. We could not do the work that we do without these relationships!



LOOKING FORWARD

In 2021, we witnessed how staffing transitions and fluctuations in the employment market created a tangible effect on the fabric of the ENEC's structure and focus. We are excited to address these changes as we build and adjust our programming options for 2022, and we hope that you'll join us in what's next for the ENEC!



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Neighborhood FOCUS

Jeff Wilson's pharmacy sustains family legacy in Lawrenceville

By Alan Guenther *Bulletin contributor*

Lawrenceville – Jeff Wilson's life changed in an instant. One moment, he was just a pharmacist at the family business - Wilson's Pharmacy - where his father and grandfather had served the community since 1940.

Then suddenly his 56-year-old father, Jim, died of a heart attack. It was 1985. His father had been complaining of chest pains, getting up at 5 a.m. to balance the books and handle payroll, writing all the checks himself. His doctor suggested a stress test. Jim Wilson completed the test and was changing his clothes at the hospital when he died.

"I idolized my father," Jeff Wilson told *The Bulletin* last month as snow fell outside his pharmacy at 4101 Penn Ave. "He probably had a blood clot. Nowadays, they would have given him a clot-buster drug and he would have been fine."

Jeff did not have time to think about his next move. With no notice, at the age of 32, the family business was thrust upon him.

"I didn't have any choice," he explained. "I was baptized by fire, I guess." Now, at 68, he has no intention of retiring anytime soon.

During the interview, he thought about how the pharmacy has changed. His grandfather, Harry, started the store at the intersection of Penn Avenue and Main Street,

where the Vape Wellness shop is now located. In 1950, his grandfather decided to move the pharmacy to a slightly larger shop across the street.

The site where Wilson's Pharmacy sits today was an A&P grocery store in 1950. His father and grandfather made the move in the summer of that year.

"They had an old safe in the back. As they wheeled it across the street, [the safe] was so hot it sunk into the asphalt. They had to get planks and put them down so they could move the safe" into the new store, Wilson said.

Today, Wilson's Pharmacy is a hub of community service. Since vaccines first became available a year ago, Wilson and his pharmacists - Kristy Cherillo and Kelly Brunner - have vaccinated more than 20,000 people. When vaccines were first available, so many people wanted them that they lined up outside the pharmacy for

- continued on next page -

'We take pride in what we do. I've been to many, many homes, taken care of many elderly people.'

- Jeff Wilson, RPh, Wilson's Pharmacy

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BELOW: Jeff Wilson, RPh, welcomes his neighbors to get vaccinated, and boosted, at Wilson's Pharmacy (4101 Penn Ave.) in Lawrenceville. His family has served the local community's health needs for the last 82 years. Photo by Alan Guenther.



- continued from previous page -

blocks, all the way to Children's Hospital.

Some people were too old, or too sick, to leave their homes. So Wilson personally visited more than 100 people in their homes to make sure they could get the life-saving vaccines.

He gives his cell phone number to his customers, answers their questions, and takes care of their needs.

"With us, it's personal," he noted. Wilson's independent store has always provided a level of care that chain stores simply cannot match.

Over the years, the store has evolved. In the 1950s, the pharmacy had an old soda fountain. When he was vaccinating the father of Allegheny County Executive Rich Fitzgerald, Wilson said, Fitzgerald's father remembered sitting at the soda fountain after high school. There was a cigar case, and the store sold fresh nuts.

"I remember as a child, when I was old enough to work, I used to come in with my dad on Christmas Day," Wilson said. "We were open every day of the year. We were busy because there weren't any convenience stores. People bought film, flash bulbs, and they would buy little items like Zippo lighters."

Today, the store is modernized, and his pharmacists have advanced PharmD. degrees from Duquesne University, where Wilson earned his degree. Both of his pharmacists, now in their 30s, have worked for him since they were 14 years old, Wilson said.

His 91-year-old mother, Izetta, died on Dec. 15. Wilson's two sons are happy with their careers in real estate and medical marijuana. Neither is interested in taking over the store.

"I think my wife didn't like all the hours that I put in," he said, "so she encouraged them not to do this."

Wilson said he hopes that his pharmacists will take over the store in the future.

"We take pride in what we do," Wilson said. "I've been to many, many homes, taken care of many elderly people." People know him and trust him. He likes the fact that his small, independent pharmacy has survived for 82 years.

"When the independents are gone," said Wilson, "who's going to do this?" ♦

Ed Gainey sworn in as 61st Mayor of Pittsburgh

A Message from the City of Pittsburgh

Pittsburgh - On Jan. 3, the City of Pittsburgh announced that Ed Gainey had been sworn in as its 61st Mayor. Mayor Gainey pledged his commitment to prioritize community and police relations, economic inclusion, affordability, and transportation and create a "Pittsburgh for all."

He took the oath of office in the City Council Chambers. The ceremony was held virtually in accordance with guidance from public health officials.

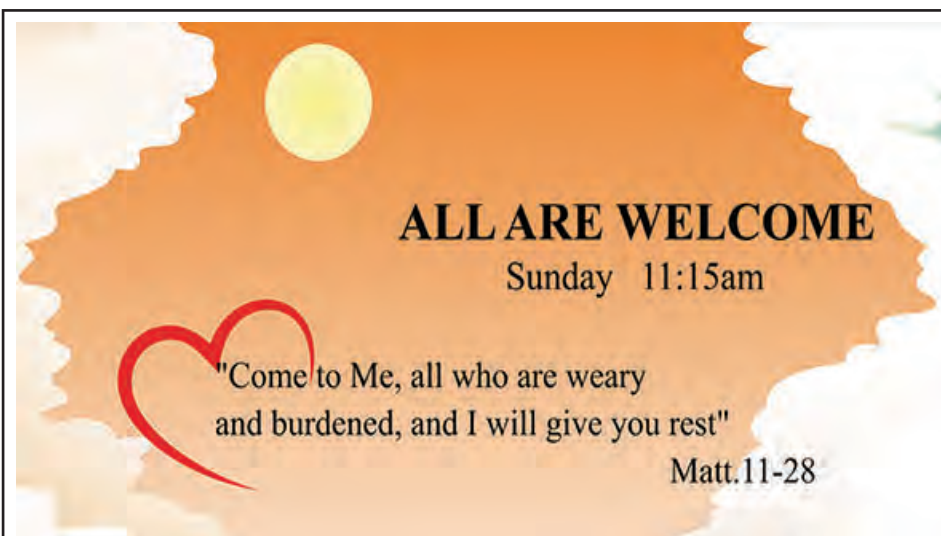
"I am honored to have the privilege of serving the people of Pittsburgh," said Mayor Gainey. "My promise is that we will work to make Pittsburgh a city where economic opportunity is abundant for everyone, a city where affordability isn't a luxury, and a city that is prepared to lead into the future."

During his inaugural address, Mayor Gainey pledged to support and enhance the City's economic development efforts to ensure the growth of strong job creation. He also announced his intention to invest in transportation projects in conjunction with the Port Authority and PennDOT that include multi modal transit options, walkability, technology, and connectivity.

"While Pittsburgh is a leader in many areas including health care, technology and our University system – under my Administration, we will work to build the foundation for the next generation of Pittsburghers by establishing policies that create and sustain investments in literacy, career and workforce development, civic infrastructure and partner with our schools to create a world-class education system that benefits everyone," added Mayor Gainey.

Mayor Gainey also acknowledged the historical significance of his election as the first Black Mayor of the City. In his speech, Mayor Gainey paid homage to Civil Rights activists and elected officials including Harvey Adams, Alma Speed Fox, Marcella Lee, Nate Smith, Byrd Brown, Dock Fielder, Bubby Hairston, and Chuck Frazier.

"My victory represents another step forward in advancing the vision of a country where all people have access to opportunities to succeed," said Mayor Gainey. "Our City is at its best when every resident has a seat at a table. We are at our best when we are defined by the strength, compassion and boldness of our collective spirit." ♦



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Community Development Briefs: East End

By Joe Reuben *Bulletin contributor*

A summary of the events, policies, and projects shaping the built environment in Garfield, Friendship, Bloomfield, Lawrenceville, and East Liberty.

City Zoning Board delays hearing on PGH Glass Center expansion

Friendship - The city zoning board decided to postpone a Jan. 13 hearing on the Pittsburgh Glass Center's plans to expand its facility at 5472 Penn Avenue in Friendship. Alice Mitinger, the board chair, granted a continuance to Feb. 10 at the request of John Axtell, who appeared on behalf of the Friendship Community Group. Axtell told the board that nearby neighbors still had some significant concerns about the project, and that having more time would enable the group to seek resolution with the Glass Center.

Ryan Wotus, an attorney for the Glass Center, responded that his client was prepared to move forward with the hearing; he said that any remaining concerns were not “relevant” to the relief the Glass Center is seeking from several requirements of the city’s zoning code. The expansion of the current facility would include renovating the first floor of the center, adding a large wing onto the second floor, and building out an entirely new third floor. Heather McElwee, the center’s executive director, has said publicly that the project is essential for the organization to better accommodate the artists, students, and patrons who frequent the facility.

Among the amenities included in the renovation project are a new hot glass shop on the third floor, an outdoor roof deck on the second floor, new classrooms on the second floor, and a covered parking area at street level. Three of the remaining issues involve the provision of additional parking for visitors, a new location for the dumpsters serving the building, and the rooftop location & sound buffering for a new HVAC system.

Neighbors again reject housing development proposed for 500 Block of N. Aiken

Garfield – Approximately one dozen neighbors attended a second meeting on Jan. 18 to hear what tweaks the developer, Split Rock Real Estate Partners, intends to make to a new four-unit, for-sale housing development that it plans to build in Garfield - in the 500 block of N. Aiken Avenue. A previous [online] meeting, organized by the city Planning Department, brought forth a mostly negative response from the neighbors in attendance.

After hearing about Split Rock's changes to its project design, Garfield resident Mary Wilson summarized the concerns expressed by others at the meeting. She pointed to the proposed sales price for the new 3-bedroom homes (\$490,000), and advised Split Rock Real Estate that "homes like these, if they continue to be built in Garfield, will change the neighborhood forever." Garfield, she contended, will "lose its character."

Because of the site's topography, the developer would need to position the homes' front entrances along Elora Way, an alley behind the site, with the rear of the homes facing N. Aiken Avenue. One of the changes that Split Rock made in the weeks between the two meetings was to add more windows to the rear of the houses, along with more decorative rear entrances. Judging by the neighbors' reactions, this new design element did not sway their opinions about the project.

Jonathan Kamin, an attorney retained by Split Rock, defended the development, saying that it would bring new investment to the neighborhood and further diversify Garfield from an economic standpoint. Kamin said the four homes are permitted under the “R-2” zoning for the site.

He went on to say that the project fulfills almost all of the requirements needed for construction, except for a couple of variances that the city's zoning board will need to grant – relating to the setback of one of the homes from Cornwall St., and another setback from a property located next to it at 527 N. Aiken.

After the developer exited the meeting, neighbors said they would draft a community benefits agreement -seeking some commitments from Split Rock Real Estate -as a prerequisite for dropping their opposition to the project.

Plans to build new apartments above Kelly Strayhorn Theater hit snag

East Liberty - Last year, an entire city block that takes up the northerly side of the 5900 block of Penn Avenue was sold to McKnight Realty Partners, a prominent developer whose roots lie in the franchise ownership of various local Wendy's Restaurants. Included in the \$8.3 million sale were the Kelly Strayhorn Theater and the Penn-Highland commercial building, once the site of the May-Stearns Department Store.

Now, McKnight has revealed its plans for the block: the construction of a six-story, commercial-residential building that will involve the demolition of a one-story building at 5935 Penn, which has been the long-time home of the Holland Specialty Shop, among other tenants.

While it will feature 38 apartments and three store-fronts, the new project will lack any on-site parking. Instead, McKnight is asking the city for permission to locate 40 spaces that its tenants could lease in the Eastside Bond apartment complex, next to the East Busway. McKnight contends that this move would create available parking within 700 feet of the new building.

Of interest to many is the future of the KellyStrayhorn Theater (KST), which, accord-

- continued on next page -



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- continued from previous page -

ing to sources close to the theater, has a lease that runs until 2029. The façade of the theater will jut out several feet beyond the façade line of the new complex so as not to obscure its presence in the block. At a Jan. 25 hearing, the Pittsburgh Planning Commission voted unanimously to delay the project. The future of KST's lease was chief among the concerns raised by theater representatives and several East Liberty residents who spoke at the hearing. See what KST representatives think of McKnight's plans below.

KST's letter to McKnight Realty

By Caitlin Green & Joseph Hall *Kelly Strayhorn Theater*

- Excerpts from Green & Hall's letter, dated July 12, 2021 -

"On July 8, McKnight Realty's proposed East Liberty development of Kelly Strayhorn Theater's block between Highland and Whitfield Avenues on Penn Avenue was the subject of a Zoning Board of Adjustment hearing. In recent weeks, news of the proposed development has appeared in articles in the Pittsburgh Post-Gazette and Pittsburgh Business Times.

As KST has been prominently and repeatedly invoked in publicity surrounding the proposed development - in article titles, photographs, renderings, and more - we thought it necessary at this time to clarify our position with respect to the current proposal, lest our silence be viewed as support or acquiescence.

We understand that McKnight Realty would like KST to publicly state its support for the proposed development. Unfortunately, we cannot offer that support at this time. We have substantial concerns related to the lack of community engagement and inconsistent information provided to KST about the scope of the proposed development. In addition, the differences between what we were told in meetings with McKnight representatives and what we've learned through public sources have raised questions and concerns about McKnight's stated commitment to KST and its future...

...We believe the above are addressable concerns, and our hope is that we can work together to develop a process that will allow for meaningful engagement with those impacted by the proposed development and ensures the long-term role of Kelly Strayhorn Theater on this parcel in East Liberty..."

[Read the full letter at bloomfield-garfield.org]. ♦

Planning Commission hears favorable testimony on IZ district for Bloomfield, Polish Hill

Bloomfield – On Dec. 8, during a virtual meeting hosted by the city Planning Department, a number of residents and community groups testified in favor of the expansion of Lawrenceville's inclusionary zoning district to Bloomfield and Polish Hill. This followed a meeting of the city Planning Commission, held on Nov. 23, when the commission first took testimony on the proposal.

The district, if adopted by the city, would require any housing development of 20 or more units to make provisions for 10% of the apartments or houses to be affordable to persons who meet certain income thresholds. It would apply only to the renovation or new construction of housing units undertaken after the zoning ordinance is in place.

The overlay district, which was introduced by Councilwoman Deb Gross at City Council last July, has the support of the city's new mayor, Ed Gainey. It would encompass all of Bloomfield, starting at 40th Street and coming east along both Liberty and Penn Avenues. On Liberty, it would extend all the way to Baum Boulevard; on Penn, it would extend all the way to S. Graham Street.

Affordability, if based on 2021 regional data, would require rents for an efficiency unit to be no more than \$742 per month, a one-bedroom to be no more than \$795, and a two-bedroom to be no more than \$995. The income ceiling for renters would be set at \$29,700 annually for a single-person household, \$33,950 for a two-person, and \$38,200 for a three-person. The purchase price of any new or renovated homes would need to be affordable to a three-person household earning annual income of less than \$61,120. Later this winter, the Planning Commission is due to take a final vote on whether to recommend the overlay district for adoption by City Council. ♦

New Year's resolution: grow the Greenzone

By Madeline Weiss *Bloomfield-Garfield Corporation*

Garfield - I want to thank everyone for a wonderful welcome into the Bloomfield-Garfield Corporation and the neighborhood as a whole since I joined the BGC as the Greenzone and Safety Coordinator in August. There has been a lot to learn, and I'm so appreciative for the wealth of knowledge, support, and new ideas that have come from staff and neighbors. This is a truly special community, and I'm looking forward to continuing to get to know new faces in the coming year.

We have a lot to look forward to in 2022 when it comes to the Greenzone. We're making progress on our first trail segment at Hillcrest St. and N. Pacific Ave., and will hopefully break ground in the spring. We have habitat gardens and vegetable gardens planned, and will expand program offerings for environmental classes and workshops for all ages. We're hoping to start some new projects and finish long standing ones, plant some trees, and begin using our valuable green space for fun, healing, and relaxation.

I have never been one to make a New Year's resolution, but in 2022 I plan to take a few moments every day to appreciate the natural beauty of our planet. We can have a sustainable future if we work together, live with compassion, and foster a sense of community that protects us all.

Once again, thank you so much to all for your support thus far. I am so excited to get my hands dirty in the Greenzone with all of you in 2022. ♦

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By Elizabeth Rementer *Governor's Office*

When PAHAF applications become available Feb. 1, it will be possible to complete them

Available PAHAF assistance programs include mortgage reinstatement assistance, forward mortgage payment assistance, assistance related to housing property charges and utility payment assistance to avoid displacement. Funds will be distributed directly to mortgage lenders, servicers, utility providers and other authorized third parties, not to homeowners. Homeowners and other interested parties are encouraged to visit pahaf.org to explore resources and information. ♦

Bloomfield Development Corporation invites local residents to participate in its monthly blood drive - held every third Thursday, from 2-7 p.m. - behind the WPH Nursing School (4921 Mend Way). Visit vitalant.org or call 412-209-7000 to make an appointment.



LOCAL REAL ESTATE BLOTTER

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

Real Estate Sales for the month of November 2021

Compiled by Lillian Denhardt, Residential Realtor

Bloomfield

A-1 Aqtronix LLC to SNT Investments LLC at 4571 Carroll St. for \$185,000.

Adam J Bush to Aleksander Binion at 518 Osceola St. for \$328,000.

Anna Carey to James P Keally at 4626 Penn Ave. for \$50,000.

Braddock Beech LLC to Steven James Quinterno at 4045 Penn Ave. for \$24,000.

Dana Lynn Donahue to Carolyn C Buonogiorno at 622 Gross St. Unit 203 for \$455,000.

Dunamis Capital Partners LLC to Fengxian Liu at 216 S. Mathilda St. for \$355,000.

East End Liberty LLC to Arbol Properties LLC at 4428 Liberty Ave. for \$630,000.

Gregory A Usner to Mak Property LLC at 4310 Main St. for \$225,000.

James & Jacqueline Porco to 830 Harbor Drive LLC at 205 Pearl St. for \$102,500.

Jean Aarons to Lin And Tsao LLC at 4626 Liberty Ave. for \$260,000.

Jillian E Williams to Susannah E Waxman at 222 Edmond St. for \$199,900.

Jing Zhang to Taylor 309 LLC at 309 Taylor St. for \$150,000.

Leonard J & Dolores J Rosol to James P Keally at 4628 Penn Ave. for \$100,000.

Lucky Chloe Enterprises LP to Tomayko Foundation at 5173 Liberty Ave. for \$600,000.

Thomas Ledonne to James Matthew & Elizabeth Bleil Malone at 224 S. Mathilda St. for \$559,000.

William B Fulmer Jr to Orwell 407 LLC at 407 Orwell Way for \$122,000.

Friendship

David A Ledonne to Laura Ann Shaffer at 119 S. Graham St. for \$25,200.

Garfield

Christine C Ho to Lisa C Caprera at 5139 Kincaid St. for \$379,550.

City of Pittsburgh to Margaret Graham at 0 Rosetta St. for \$200.

Heinz & Mechthilde Mueller to Kindred Properties LLC at 5218 Columbo St. for \$50,000.

Jesse P & Ashley Guge Rhoads to Red Rain LLC at 5203 Penn Ave. for \$260,000.

John F & Jean S McCloskey to Justin Belton at 5308 Rosetta St. for \$500,000.

Socorro Holdings 2 LLC to Eugene Yu at 5001 Jordan Way for \$40,000.

East Liberty

5620 Rippey LP to Costello Properties LLC at 5620 Rippey St. for \$1,625,000.

Build A Dream Investments LLC to Kirstie Dabbs at 516 Borland St. for \$275,000.

Cutee Tyrone & Victoria L Binion to JDR Property Enterprises LLC at 6319 Saint Marie St. for \$180,000.

Daniel J & Judith R Maintero to Yusuf M

Ahmad at 757 Chislett St. for \$395,175.

East Liberty Development Incorporated to Jasmine Devine at 364 Enright Ct. for \$150,000.

Kyle Cass Rybak to Christopher Lee Ryder at 637 Chislett St. for \$320,000.

Mario Zucca to Christopher C & Sarah E Linder Marx at 600 N. Negley Ave. for \$285,000.

Paul & Antigone P Mellas to East Liberty Holdings LLC at 531 N. Euclid Ave. for \$180,000.

Samuel D Weinberg to Taglyz IV LLC at 620 N. Negley Ave. for \$540,000.

Shirley J Salmon-Davis to Philip P & Christin M Roberts at 716 N. Saint Clair St. for \$447,000.

Thomas D & Maria-Adele Simona Walko to Ximei Peng at 604 N. Euclid Ave. for \$345,000.

Lawrenceville

Aditya B Dalvi to Mason Frederick Turner at 333 44th St. for \$475,100.

Aditya B Dalvi to Mason Frederick Turner at 340 Service Way for \$192,291.

Christpher Kolczynski to Moe Brothers LLC at 196 42nd St. for \$100,000.

Creative Solutions Investments LLC to A&B Fine Properties Limited Liability Company at 5312 Lotus Way for \$4,739.

Diane D Fischer to Aimee Martin Nagel at 3935 Cabinet Way for \$122,700.

Duane R Schick to Gabriel J Doherty at 4213 1/2 Main St. for \$220,000.

Duncan Ventures LLC to Erin Olivia Jack at 5314 Duncan St. for \$609,278.

Foursome Partners Associates to NV Property Owner LLC at 3520 Charlotte St. for \$440,000.

Francis J Garland to Kevin Abramowicz at

5138 Holmes St. for \$474,500.

Gary Sauer to Zebediah Homison at 266 1/2 38th St. for \$139,000.

Irene Kozlowski to Carly E & Jeremy Stonecypher at 5262 Duncan St. for \$215,000.

James F Reinhard to Smarter Living Properties LLC at 127 40th St. for \$210,000.

Jay A Silverman to 4415 Garwood Way LLC at 4415 Garwood Way for \$170,000.

Lauren P Lampe to Cory D & Gagliardi at 308 Main St. for \$475,000.

Leo & Sherry E Moan to Smarter Living Properties LLC at 5118 Carnegie St. for \$185,000.

Leonard Rzoski to Rp2All LLC at 5263 Keystone St. for \$135,000.

Mary Alice & Andrew John Nemecek to Aux Funding LLC at 5231 Wickliff St. for \$125,000.

Megan N Stockdale to Jacqueline A Benzino at 5235 Dresden Way for \$290,000.

Nicole R Dieschbourg to Regis Armbruster Jr at 194 42nd St. for \$285,000.

Santo Policicchio to Daniela Elena Policicchio at 3948 Liberty Ave. for \$1.

Shallre LLC to Roy Timor at 3805 Howley St. for \$280,000.

Steven A Harris to Alexandra J Moore at 3447 Penn Ave. for \$427,000.

Steven J Tuckfelt to Maxanna Properties Inc at 3933 Liberty Ave. for \$175,000.

Thomas C Kicinski to TM Real Estate Group LLC at 3519 Penn Ave. for \$540,000.

William A Slagel to Branding 41 LLC at 4415 Butler St. for \$0.

William H & Joanne Burns to Jcm Property Holdings LLC at 3936 Woollayer Way for \$140,000.

WR Capital LLC to Sycamore Tree Properties LLC at 5306 Duncan St. for \$100,000.

Stanton Heights

Centrella & Michael E Ziegler to Rp Homes 2 LLC at 965 Oranmore St. for \$255,000.

Emory Revocable Trust to Mohammed Jamal Ahmed Abbasi at 4701 Stanton Ave. for \$363,000.

John F & Mary L Balogh to Tuff Properties at 1139 -1141 Woodbine St. for \$145,000.

Kane Real Estate Appraisal Service LLC to Zachary Wayne Davis at 1700 Trinity St. for \$300,000.

Randy I & Alysa A Burgard to Kelsey A Devinney at 121 Hawthorne Ct. for \$320,000.

Richard & Leonard Keilbach to George W Perkins at 5556 Camelia St. for \$25,000.

This column, which uses data from Allegheny County's online portal, contains occasional errors. If something looks off, please let us know. Feel free to call with questions, or just to chat, about real estate in your neighborhood. Contact Lillian at lillian@agent-lillian.com or 412-335-6068. ♦

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BGC Highlights *continued from page 4*

- BOOM Concepts, a collaborative formed to support minority and women artists in the region, moves to become an in-house program of the BGC. BGC had been a fiscal sponsor for BOOM since it came to Garfield in 2014.
- BGC decides to shift away from the modular construction of three new homes, with accessory dwelling units, planned for the 5300 block of Hillcrest St., in favor of stick-built construction. The project is scheduled for a spring 2022 ground-breaking after four years of planning and fund-raising for the development.
- BGC graduates a class of 50 high-school students from its College & Career Readiness Program, a slight increase from the number of graduates in 2019 and 2020.
- BGC enters into an MOU with Rising Tide Partners, Inc., a newly formed nonprofit, to assist the Garfield community in assembling vacant houses and land parcels from owners who are deemed absentee. The two groups will use the tool of conservatorship to attempt to wrest some of these properties away from owners who fail to step up and assume responsibility for their condition. A first petition for conservatorship is filed at Allegheny County Common Pleas Court on a property at 5307 Kincaid St.
- BGC sells two properties (5203 Columbo St. and 438 N. Fairmount St.), to City of Bridges Community Land Trust. The land trust will demolish the Columbo St. house and build three affordably priced townhomes in its place. It will renovate the Fairmount St. duplex house and sell it at a below-market price to a first-time homebuyer. ♦

'Allies' announces Amy Herlich as new director of development

By Mary Beth Wyko *Allies for Health + Wellbeing*

East Liberty – Allies for Health + Wellbeing recently hired Amy Herlich of Brighton Heights as its new director of development. The organization provides integrated medical care, supportive human services, and community-based education for individuals living with, or at risk of HIV, viral hepatitis, or sexually transmitted infections.

"Having someone with Amy's experience and enthusiasm as director of development will be hugely beneficial for Allies," Sean DeYoung, CEO, Allies for Health + Wellbeing, said. "Fundraising is critical for nonprofit organizations, and Allies is no exception to this. Amy's work will help Allies continue to serve people at risk of HIV, hepatitis C, and other sexually transmitted infections and will help our organization grow."

Herlich has worked in a variety of organizations with missions focusing on international policy and development, higher education, civil rights, and the Jewish community. An on-and-off Pittsburgher for more than 20 years, she returned in 2015 after working in Uruguay and Washington, D.C.

"It is a testament to the organizational culture and leadership that many individuals have long tenures with Allies, and several people have worked here more than once," Herlich said. "It is a true honor and pleasure to have the opportunity to be a part of and serve this amazing organization." ♦

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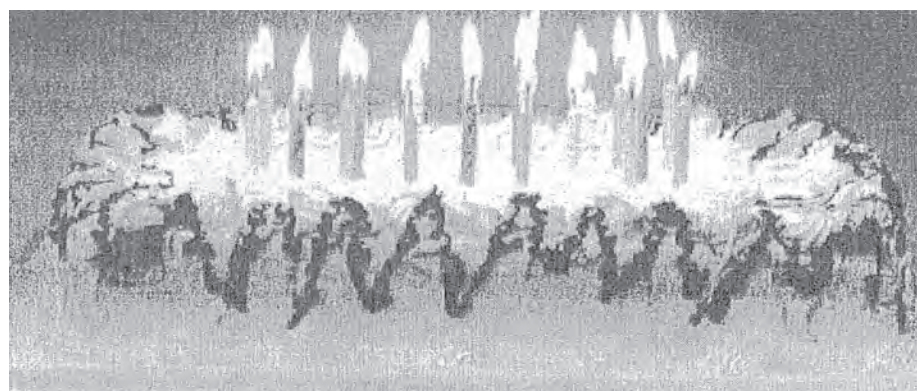
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Upcoming Garfield Events



NEW ADDRESS! 113 N. Pacific Ave, PA 15224 | Phone (412) 441-6950

www.Bloomfield-Garfield.org

Sat Feb 26 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Friday March 4 | **Unblurred First Friday Art Crawl** along Penn. Mathilda to Negley

Thursday March 24 | **State of the Neighborhood Community** meeting 6pm via Zoom

Sat March 26 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Sat April 23 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Sat May 21 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Fri. June 3 | **Penn Ave Arts Fest**- N. Pacific Ave & Penn Ave as part of Unblurred.

Summer Kick off and start of the Garfield Night Market.

Thursday June 23 | **State of Neighborhood** in person at 113 N. Pacific Ave. 15224

Meeting to discuss modifications to the Garfield 2020 Housing & Land Use Plan 6:30pm

Sat. June 25 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Friday July 1 | **Unblurred & Garfield Night Market**

in person 113 N Pacific Local Vendors & Art

Sat. July 23 | **Garfield Community Clean Up**

in person 113 N. Pacific Ave, 15224 from 9am to Noon

Tuesday August 2 | **National Night Out**

in person 113 N. Pacific Ave Pittsburgh PA from 4pm-8pm

Any questions?

Email Nina@bloomfield-garfield.org
for more details about each event.

New program gives \$5.4 million to Pittsburgh’s Black-led cultural groups

By Bill O’Driscoll 90.5 WESA

Pittsburgh - A new Heinz Endowments program called Pittsburgh’s Cultural Treasures has given \$5.4 million to 16 Black-led organizations.

The grants were announced Dec. 2. The program is part of America’s Cultural Treasures, a Ford Foundation effort to help groups that represent communities of color. As one of 10 regional foundation partners in seven cities, the Heinz Endowments received \$5 million for the program and matched it with another \$5 million.

The \$10 million program, a partnership between Heinz and the Pittsburgh-based POISE Foundation, is set to run four years. The two largest grants announced last week were \$1 million for Downtown’s August Wilson African American Cultural Center, and \$750,000 for the Kelly Strayhorn Theater, in East Liberty. Groups receiving \$500,000 include the Afro American Music Institute, in Homewood, and Manchester Bidwell Corporation, in Chateau. The grants are unrestricted and can be used for any purpose.

“These cultural treasures are diverse in their connections to Black culture, to artistic disciplines, in their longevity, and in other ways,” said the Endowments’ Creativity vice president Janet Sarbaugh, in a statement. “What they have in common is a commitment to ensuring the presence of Black arts and culture in our city and region.”

The groups did not apply for the grants, but were “selected from among 165 Black-led organizations identified by local foundations and cultural leaders,” according to the statement. A committee of representatives from various local and national philanthropies and cultural groups recommended awardees to the Heinz Endowments, which made the final selections. For some smaller groups, the grants, ranging from \$150,000 to \$500,000, are equivalent to a majority of their current budgets. Hill Dance Academy Theater also received \$500,000. Founder, CEO and artistic director Ayisha Morgan-Lee said that’s actually more than the group’s budget of about \$400,000.

“To wake up and hear this wonderful news is just absolutely a blessing,” said Morgan-Lee, reached a few hours after the grants were announced. Her 17-year-old group trains up to 80 dance students per semester in its new space in the Hill District, which it acquired in July. She said HDAT didn’t yet know how it was going to use the money.

“We are still in conversation about that, but we want to make sure that we are continuing our mission and that we also are sustaining our organization,” she said.

Other recipients include BOOM Concepts, a creative hub in Garfield that helps artists develop by organizing residencies, exhibitions and more. The seven-year-old group has partnered on projects with organizations including the Carnegie Museums of Pittsburgh. It has a budget of about \$250,000, says co-founder D.S. Kinsel; it received \$150,000 from Pittsburgh’s Cultural Treasures.

“With the increase of money you’re able to support more artists in different ways,” added BOOM co-founder Thomas Agnew.

Most grants to arts and culture groups are project-specific. But Kinsel said unrestricted grants like this one are especially helpful in the flexibility they allow.

“When you see philanthropic partners step up and provide that specific type of support in operations, or unrestricted, it really shows how small arts organizations such as BOOM Concepts can like all make a shift, make a jump,” he said.

The other Pittsburgh’s Cultural Treasures recipients are: IHood Media (\$250,000); Afrika Yetu (\$150,000); Balafon West African Dance Ensemble (\$150,000); Kente Arts Alliance (\$250,000); Legacy Arts Project (\$250,000); New Horizon Theater (\$250,000); PearlArts Studios (\$150,000); Pittsburgh Playwrights Theatre Co. (\$250,000); Ujamaa Collective (\$150,000); and Women of Visions (\$150,000).

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