

# the Bulletin

A publication of the Bloomfield-Garfield Corporation

Vol. 46, No. 12  
DECEMBER  
2021



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

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

## PGH Glass Center plans major expansion on Penn Ave. corridor

By Joe Reuben *Bulletin contributor*

*Friendship* - The Pittsburgh Glass Center (PGC) is planning a major expansion to its present facility (5472 Penn Ave.) that would increase its size to 27,780 sq. ft.

According to Center administrators, this proposed expansion would help them better accommodate PGC program offerings and operational needs for years to come.

In a Nov. 10 meeting hosted online by the city planning department, Heather McElwee, the center's executive director, and architect Ryan Indovina described a project that will involve the extension of the building's second floor over an existing parking lot, and the addition of a third floor over the entire complex.

The Glass Center, which opened in Friendship in 2001, promotes the creation

See **Glass Center** | page 2



**ABOVE:** The Dilworth School drum corps entertains the crowd during a Nov. 10 ceremony dedicated to the exhibition of new artwork in front of 327 N. Negley Ave. Turn to page 12 to learn more about the Negley Rotunda project in Garfield. Photo by Andrew McKeon.

## Local activists, religious groups seek justice in Jim Rogers' death

By Alan Guenther *Bulletin contributor*

*Perspective/Bloomfield* - The city has released few details about the arrest, tasing, and subsequent death of a Black man who, in October, allegedly took a bicycle from a Bloomfield porch on a joyride.

Local activists, family members, and religious groups are now demanding that the city bring the arresting officers to justice.

Some of the more provocative questions about the treatment of Jim Rogers, 54, have been raised by KDKA-TV, which has posted a bystander's video of the incident - filmed as it occurred on Harriet Street in

Bloomfield on Oct. 13.

In this video [[tinyurl.com/RogersTased](https://tinyurl.com/RogersTased)], Rogers can be seen trying to get away from a police officer who pursues him with a taser. The officer rolls Rogers across the street and stands over him. At no time does Rogers appear to threaten or push back against the officer; audio recordings of the incident are not presently available.

Yet it is a second KDKA report [[tinyurl.com/RogersTreatment](https://tinyurl.com/RogersTreatment)] that has inspired collective action from local church leaders and activists.

See **Jim Rogers** | page 4



**ABOVE:** Pamela Schön (right), chief operations officer for the Bloomfield-Garfield Corp. (BGC), emcees the BGC's 17th annual luncheon at the Omni William Penn Hotel on Friday, Nov. 12. See more event photos on pages 14 & 16. Photo by Lauren Lubarski.

- PAGE 6 - LAWRENCEVILLE ROLLS OUT WELCOME  
MAT FOR 'SIXTH WARD FLATS'

KINGSLEY ASSOC. CHARTING  
GROWTH WITH DEXTER HAIRSTON

- PAGE 10 -



## Glass Center *continued from page 1*

and sale of studio glass art through a public-access school, hot and cold glass formation shops, a kiln shop, a gallery area, and a retail shop.

McElwee said the planned expansion, estimated to cost \$13 million, will allow the organization to relocate these functions in a larger space –better serving the Center’s regional audience while also guaranteeing a much more visitor-friendly experience.

Roughly one dozen neighbors, including representatives from two community organizations, sat in on the presentation, which featured floor plans and elevation drawings depicting a dramatically different front façade along Penn Avenue.

The Center’s flame studio would remain on the first floor of the Center’s existing building, along with an expanded retail space, an exhibition hall, various storage areas, and a visiting artist’s studio.

Hot and cold glass shops would occupy spaces on the second and third floors, together with a kiln area, several classrooms, and staff offices. Outdoor patios [overlooking Penn] would be added to the second and third floors.

McElwee disclosed that the Center has

raised over \$4 million for the project to date, and she anticipates that the remaining funding could be committed from various sources by the middle of 2022.

She also said that, if PGC meets its scheduled fundraising goals, construction work could begin as early as the fall of 2022.

Following the Center’s presentation, several concerns emerged from a discussion about the project. Chief among these is the impact that a much larger facility will have on parking in the blocks surrounding the complex.

The Center currently has 13 spaces in its adjacent parking lot. The city would normally require 35 spaces for an expanded art facility of this size, but the Center is proposing to reduce that number by 10 – by simply offering bicycle parking on site.

This would still leave 12 vehicle parking spaces to be found elsewhere along the Penn Avenue corridor.

“I don’t believe those spaces are readily available on existing streets,” Brian Sullivan, a nearby neighbor, commented. “It’s entirely possible that when the Center is busy on all three levels, the need for additional parking could be much greater than

just those dozen spots. We have several restaurants, a coffee shop, a health center, and an auto repair facility that already take up most of what is available in street parking both on and off Penn.”

PGC’s executive director said she has been reaching out to building owners up and down Penn Avenue to secure additional parking for the Center, and has not yet been able to work out a deal. McElwee maintained that she will continue her efforts, and asked for any assistance that the Bloomfield-Garfield Corporation or Friendship Community Group, both of which were represented at the meeting, could provide.

Several neighbors suggested changes to the design of the project, most of which centered on the location of PGC’s dumpsters, which now sit on the alley behind the Center, and the placement of a new HVAC system on the roof. Mark Minnerly, a S. Fairmount St. resident, asked McElwee to explore the possibility of moving the dumpsters to an enclosure in the parking lot, which admittedly would require sacrificing a parking space or two.

“From my experience,” he said, “it’s better to bring that service to the front of the

house, particularly if the Center is going to cater events on a semi-regular basis.”

With the new HVAC system’s location intended to be closer to the rear of the facility, some neighbors believe that the system’s noise emanating into the residential district across the alleyway could be significant.

Indovina, the architect on the project, assured them that the city’s standards for noise levels from equipment operations would be met.

One attendee said he hoped to avoid the burden of excess HVAC noise that neighbors of the Children’s Home of Pittsburgh & Lemieux Family Center (5324 Penn Ave.) have reported in recent years.

Most of those in attendance said they wanted to see the Center remain on Penn Avenue, and were pleased that, rather than relocating altogether to a new community, PGC chose the expansion option.

As McElwee and Indovina continue sorting through concerns raised by PGC’s neighbors, further discussions will likely be scheduled for the weeks leading up to a zoning board of adjustment hearing in early 2022. ♦

## Our Shadyside Financial Center is open!

Come meet your new financial partner at  
4815 Centre Ave., Pittsburgh, PA 15213.



**Want \$500?¹**  
**Open a New Checking Account**

Promo Code: SWITCH



**6.49% APR²**  
**on all new purchases until  
December 2022**



Visit [clearviewfcu.org/shadyside](https://clearviewfcu.org/shadyside) or scan the code to get started!

1. For full details please visit [clearviewfcu.org/shadyside](https://clearviewfcu.org/shadyside). Federally Insured by NCUA.

2. \*APR = Annual Percentage Rate. The 6.49% APR will be in effect until 12/31/22, at which time the rate will then revert to your standard variable rate. Standard variable rate based on creditworthiness. Promotional period is effective from Oct. 1, 2021 - Dec. 31, 2022.

**CLEARVIEW**  
FEDERAL CREDIT UNION



## BGC encourages Garfield residents to adopt-a-lot via City process

A Message from the Bloomfield-Garfield Corporation

*Garfield* - The City of Pittsburgh has thousands of vacant lots that could be used for a number of things, including your dream green space. Garfield is home to a several hundred such lots and, if you have an idea for a garden or other green areas, please consider this an encouragement to adopt a lot.

The Garfield Greenzone is, and will continue to be, a community resource focused on environmental justice, health & safety, and the mutual support and joy fostered by enjoying natural amenities with your neighbors. In theory, there should be nothing stopping people from purchasing these lots. Yet it can take years to navigate the City's process and finally close on an outright purchase. Lot adopters are welcome to use and take care of the space; after three years, they will have priority over potential buyers.

Transferring status from "caretaker" to "owner" may require patience, but it yields access to a plethora of Pittsburgh's community-controlled green spaces. Readers who already maintain a lot for a community project can learn more at [pittsburghpa.gov/dcp/adopt-a-lot](http://pittsburghpa.gov/dcp/adopt-a-lot).

Those who are curious about which properties might be available to adopt may reach out to [Madeline@bloomfield-garfield.org](mailto:Madeline@bloomfield-garfield.org) to see how the BGC can support their vision. The BGC can help with maintenance, planning, and programming. ♦

## DEVELOPMENT ACTIVITIES MEETING

### Project to Be Presented

The City of Pittsburgh Department of City Planning will be presenting on legislation to expand the boundaries of the Inclusionary Housing Overlay District (IZ-O) from its existing area in Lawrenceville (shaded in dark blue on map) to Bloomfield and Polish Hill (outlined in red on map).

If passed, development projects in Bloomfield and Polish Hill that create 20 or more newly constructed or substantially improved housing units (both for-sale and for-rent) must price at least 10 percent of those units under affordable pricing guidelines.



### Meeting Date/Time

Wednesday, December 8, 2021  
6:30 PM, via Zoom

### Meeting Access

<https://us02web.zoom.us/j/84924929831>  
or by phone: +1 301 715 8592  
with Webinar ID: 849 2492 9831

### What is a Registered Community Organization?

Bloomfield Development Corporation, Polish Hill Civic Association, Bloomfield-Garfield Corporation, and Friendship Community Group are the Registered Community Organizations (RCOs) for the affected area. Being RCOs gives these organizations a formal role with the City of Pittsburgh in the review of development activities and the coordination of neighborhood planning processes, including Development Activities Meetings.

### What is a Development Activities Meeting?

A Development Activities Meeting (DAM) provides an opportunity for citizens, property owners, business owners, and other stakeholders to learn about development proposals that affect them and to resolve concerns with proposed development teams during the development application process. DAMs must be held at least 30 days prior to an applicant's first public hearing at the Planning Commission, Zoning Board of Adjustment, Art Commission, or Historic Review Commission.



The City of Pittsburgh aims for universal access at all public events. If accommodations are necessary for effective communication or modification of procedures to participate in this meeting, please contact the City's ADA Coordinator, Hillary Roman, as soon as possible but no later than two (2) business days before the event. Hillary can be reached at [Hillary.Roman@pittsburghpa.gov](mailto:Hillary.Roman@pittsburghpa.gov) or 412-301-7041.

## the Bulletin

Serving Pittsburgh's  
East End neighborhoods  
since 1975

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

Vol. 46, No. 12

- Deadline for the January edition is Friday, Dec. 17th -

**Editorial & Advertising Offices** 113 N. Pacific Ave. • Pittsburgh, PA 15224 • 412-441-6950 (ext. 113) • [Andrew@Bloomfield-Garfield.org](mailto:Andrew@Bloomfield-Garfield.org)

**Total Circulation** 14,500 Copies [bulk copies available for pickup in city's East End]

**Staff** Andrew McKeon, Editor • John Colombo, Staff Photographer • Rick Swartz, Proofreading • Pamela Schön, COO • Trib Total Media, Printing & Mailing • USPS, Home Delivery • Garfield CISP, Bulk Distribution

**Board Meetings** are held by the Bloomfield-Garfield Corporation at 6:30 p.m. on the second Monday of each month, and are open to the public. Meetings are currently being conducted online via Zoom; email [Nina@Bloomfield-Garfield.org](mailto:Nina@Bloomfield-Garfield.org) for more details.

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

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

[Bloomfield-Garfield.org](http://Bloomfield-Garfield.org)

© 2021 by the Bloomfield-Garfield Corporation

## Thank You!

The Bloomfield-Garfield Corporation (BGC) would like to acknowledge its corporate and philanthropic partners: PNC Bank, Dollar Bank, Key Bank, Poise Foundation, Highmark Health Foundation, Standard Bank Foundation, Program to Aid Citizen Enterprise, The Pittsburgh Foundation, PNC Foundation, and The Heinz Endowments. Thanks also to the City of Pittsburgh, *The Bulletin's* advertisers, and the BGC's local partners in community development for their ongoing support.

## YOUR AD HERE

THOUSANDS OF BULLETIN READERS  
CAN ALMOST SEE IT NOW

ADVERTISE IN OUR MONTHLY PUBLICATION TO MAKE THINGS  
HAPPEN FOR YOUR LOCAL BUSINESS. TO LEARN MORE,  
CONTACT ANDREW AT 412-441-6950 (EXT. 113) OR  
[ANDREW@BLOOMFIELD-GARFIELD.ORG](mailto:ANDREW@BLOOMFIELD-GARFIELD.ORG).

*Celebrating 25 years of  
serving the community.*

*Thanks for your  
continued support!*



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



# Jim Rogers *continued from page 1*

In this news report, a dispatcher says that the police officers requested assistance at the scene not for Rogers – but for the officers themselves. They wanted their uniforms to be “decontaminated” of Rogers’ blood, a KDKA reporter says.

Apparently, an Emergency Medical Services (EMS) vehicle responded to the police call, stayed for a few minutes, and left.

In an interview with *The Bulletin*, Tracy Merrick, a member of the Leadership Council of the First United Methodist Church, says “there are a number of very important issues here.”

“One is the fact that the call was made to serve the police and paid no attention to Jim Rogers,” Merrick said. “In my mind, it’s a case of a significant devaluing of Jim Rogers and his life, and who he is as a person.”

To demand action from the city, Methodists and the Quaker Religious Society of Friends are co-sponsoring a vigil at 12:30 p.m. on Sunday, Dec. 12, at the First United Methodist Church (5401 Centre Ave.).

According to the KDKA report about Rogers’ treatment, he was complaining about being hurt. Instead of being taken to West Penn hospital, only four blocks from where the incident occurred, Rogers was placed in the police cruiser. Call logs show that at 10:57 a.m., officers began transporting him to the Allegheny County Jail, not the hospital.

Minutes later, he went into cardiac arrest. But Rogers could not receive treatment because he was in the police cruiser, not the EMS vehicle. Police officers rerouted their

**BELOW:** Jim Rogers, pictured as a youth (this is one of two available photos of Rogers; the other, low-resolution picture is not print-ready). Photo courtesy of Alan Guenther.



vehicle to UPMC Mercy Hospital at 1400 Locust St. - more than 4.4 miles, and 12 minutes by car, away from where Rogers was arrested and tased.

Tanisha Long, founder of the 8,000-member movement, Black Lives Matter-Pittsburgh & Southwest PA, told *The Bulletin* that the treatment of Rogers, who was unhoused, illustrates how police are not the right people to respond to low-level incidents.

“Jim Rogers? I believe they thought that he was disposable. I believe they thought that no one was going to care,” she said. “This man took a bike for a joyride, if we’re being honest. That’s not something deserving of capital punishment.”

Reform is needed, she said. Different personnel need to be available to respond to cases involving the homeless or people

with mental illness.

“You wouldn’t have a butcher responding to a plastic surgery request,” she said. “You have the wrong people responding to these calls. For things that require a delicate touch, officers have no clue what they’re doing. They’re people who are out of their depth, with deadly weapons.”

During earlier vigils, in statements posted online, Rogers’ cousins and family members described him as a talented artist with a sense of humor. They fondly recalled a family trip with him at Ohiopyle State Park, and also asked that the family’s privacy be respected.

Rogers’ death is being investigated by the Allegheny County police department, which investigates all cases where people die while in Pittsburgh Police custody.

The Allegheny County police department has declined to comment on the case while the investigation is ongoing. The police union, the Pittsburgh Fraternal Order of Police, Lodge No. 1, did not return a call requesting comment.

Just before Thanksgiving, the Pittsburgh Quakers and the First United Methodists sent letters to Mayor-Elect Ed Gainey

and other elected officials, asking that the names of the responding officers be released, and that they face consequences. In their letter to Gainey, the Quakers asked him to use his “historic victory” to bring “greater accountability to the actions of the city’s police.”

They requested that the complete police body camera footage be released, and also asked for the medical personnel who treated Rogers to be identified - so that Rogers’ family can learn more about his condition during the Oct. 13 transport to the hospital.

“In particular, we are outraged by the use of unnecessary force in the recent death of Jim Rogers,” the letter reads in part. “Mr. Rogers borrowed a bicycle and returned it. A video posted online shows that he was neither violent [nor] aggressive toward the police. As Quakers, we abhor violence and cannot imagine how the use of a taser can be justified in this case.”

The letter is signed by Mary J. Parish, convener of the Quakers’ Working Group against Racism; it is also signed by Cynthia Magistro, co-clerk of the Pittsburgh Friends Meeting, and Joe Marchesani, assistant clerk for the Quaker group. ♦



**ABOVE:** The First United Methodist Church (5401 Centre Ave.) will host a vigil for Jim Rogers at 12:30 p.m. on Sunday, Dec. 12. Photo by Alan Guenther.



**“Like” the Bloomfield-Garfield Corporation**  
(Facebook.com/BloomGarCorp)

for the latest neighborhood information and community updates.



# WE'RE HIRING!

COMMUNITY-OWNED  
SINCE 1980



7516 MEADE STREET  
PITTSBURGH, PA 15208

WWW.EASTENDFOOD.COOP  
412.242.3598





## 'Polar opposite' housing developments appear on Garfield horizon

By Joe Reuben *Bulletin contributor*

*Garfield* - As for-profit and nonprofit developers compete to develop properties catering towards different segments of the population, the landscape of Garfield's housing market has become dynamic. At its Nov. 23 meeting, the Bloomfield-Garfield Corporation's (BGC) housing and land use committee learned about two for-sale housing developments that are on the horizon for the neighborhood.

One is being advanced by City of Bridges Community Land Trust (CBCLT), a Lawrenceville-based nonprofit; it involves building two townhomes on two city-owned parcels [in the 4900 block of Broad Street], and three more townhomes on a second parcel the group acquired from the BGC at 5203 Columbo St.

The other project entails the construction of four detached, single-family homes by Split Rock Real Estate Partners, a Miami-based developer, on three lots [in the 500 block of N. Aiken Avenue] that the company purchased this year from a private owner.

The stark contrast between these two projects could not be more pronounced. City of Bridges CLT will seek subsidies from state and local agencies so that, when all is said and done, the five homes can be put on the market at sales prices in the neighborhood of \$150,000, according to Ed Nusser, the group's executive director. There is, however, a bit of a wrinkle: City of Bridges will retain ownership of the land in perpetuity, and will sell only the house itself to a first-time buyer. The buyer will also lease the land beneath the home from City of Bridges CLT under a separate agreement.

"This way, we retain the affordability of the home for the long term," Nusser noted prior to the meeting. "We'll have a formula that we'll use to determine what our buyer can seek in the way of a sales price in the future, should they decide to sell and move on. This is how we'll keep most of subsidy with the house, rather than the homeowner turning it into personal profit when they decide to sell. That would undoubtedly be the case if the homeowner had no restriction on what he or she could ask for the property upon resale."

Each CBCLT home would feature at least three bedrooms and two baths, with an unfinished basement. The organization is in talks with East-Liberty-based Module Housing, Inc., about serving as the general contractor for the Broad St. project.

Split Rock Real Estate Partners wants to build four homes, each with two bedrooms and two baths, and an integral garage with the basement area at ground level. The homes would occupy properties formerly addressed as 517-523 N. Aiken Ave.

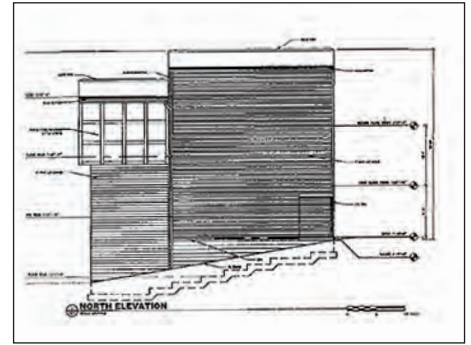
Although the developer has yet to receive approval from the city for their project, it has already cleared the site begun filling in possible voids in the sub-surface, where abandoned coal mines may still exist from the late 19th century.

Because Split Rock will need the city's Zoning Board of Adjustment to approve two variances for the project, the developer must participate in a "Development Activities Meeting." City planning will host the virtual meeting on Thursday, Dec. 2, at 6 p.m.; neighbors are invited to attend the session, with the BGC serving as co-host.

The four homes are being grouped together on three lots, and Split Rock will be asking for relief from the setbacks that the homes would normally need - between the structures themselves and the neighboring property lines.

No date has been set for the zoning hearing. According to Brytten Cook, a principal with Split Rock, the sales prices for the homes will be approximately \$490,000. If a buyer were to make a 10% down payment, the cash required to close on the purchase could be as much as \$60,000 or more.

According to county assessment records, the developer paid \$135,000 for the three parcels, one of which is a double-wide lot with 4,400 sq. ft., earlier this year. Stay tuned to *The Bulletin* for status updates on both of the aforementioned housing developments in Garfield. ♦



**ABOVE:** Side elevation drawing of new home intended for the 500 block of N. Aiken Ave. Graphic courtesy of Joe Reuben.

## When emergencies happen, we're here.

Get the emergency care you need at AHN West Penn Emergency Department. With an easy online check in and convenient valet parking, you can receive 24/7 care close by.

Injuries, infections, and pain • Pediatrics • Respiratory issues •  
Women's care • Western Pennsylvania's only verified pediatric burn center\*

In an emergency, call 911.

\*The only burn center in western Pennsylvania verified by the American Burn Association and the American College of Surgeons for the treatment of children.

4800 Friendship Ave., Pittsburgh, PA 15224 ►



**AHN WEST PENN**

**EMERGENCY**





# Lawrenceville's 'Sixth Ward Flats': opening doors to affordable housing

By Lauren Connelly & Emily Persico *Lawrenceville Corporation*

*Lawrenceville* - In 2009, the Lawrenceville community created an ambitious plan to transform Doughboy Square into a neighborhood gateway that reflected the values and pride of its community members.

On a cold November morning twelve year later [Friday, Nov. 19, 2021], community groups, housing advocates, and elected officials gathered to celebrate the completion of the community's vision with the Sixth Ward Flats ribbon cutting. Developed by ACTION-Housing, Inc., the Sixth Ward Flats is a two-building, 35-unit, affordable housing development located near the intersection of Penn Avenue and 34th Street in Lawrenceville.

In addition to a ground-level commercial space that Lawrenceville Corporation (LC) will work to make affordable in 2022, the project includes supportive services for its residents, eight residential units for people with disabilities, and four affordable residential units available to households earning less than 20% of the area median income.

Despite the significance of this project, it is just a drop in the bucket of the approximately 20,000 affordable units needed in Pittsburgh. This need is especially evident in Lawrenceville, a neighborhood that has lost a significant portion of its Black population, including families, elders, and resettled refugees, due to increased pressure in its housing market - a phenomenon unlike any the city has seen previously.

City Councilwoman Deborah Gross, who attended the ribbon cutting, understands the grim outlook from years past. "When we said that there was a housing pressure here, we thought there would be no affordable housing left," she said. "There were census tracts in Lawrenceville where the housing prices had increased tenfold."

The neighborhood has indeed experienced dramatic change over the past decade. In 2009, the majority of buildings in Doughboy Square were vacant or underutilized, and more than half of the street frontage was composed of vacant lots or surface parking. Considering how significant Doughboy Square was to the local community, LC began focusing on the neighborhood gateway and its potential redevelopment.

Guided by the Lawrenceville community, LC partnered with the Urban Redevelopment Authority (URA) to acquire and assemble the six lots on which Sixth Ward Flats now sits. Affordable housing was identified as the best use, and ACTION-Housing was brought to lead the development with support from funders including the Pennsylvania Housing Finance Agency, the URA, BNY Mellon, National Equity Fund, and the Federal Home Loan Bank of Pittsburgh.

Three years later, after overcoming a myriad of obstacles, the Butler Street community is now able to celebrate the completion of this development, as well as the realization of a

**BELOW:** A Nov. 19 tour of the new housing units at Sixth Ward Flats in Lawrenceville reveals an array of modern amenities. Photo by John Colombo.



community vision 30 years in the making.

According to the Mayor's Chief of Staff, Dan Gilman, the Sixth Ward Flats development "is so much more than housing because [it] is what makes Lawrenceville 'Lawrenceville.'"

Lawrenceville was the first city neighborhood to introduce permanent inclusionary zoning policy, and it was also the first neighborhood in Western Pennsylvania to launch a community land trust. The completion of the Sixth Ward Flats project represents a watershed moment for all who desire to live, work, or play in Lawrenceville.

"Because of these projects, we can ensure that every person who comes to Pittsburgh, every person who wants to find housing, can live in the neighborhood they want to live in, can be around the people that they want to be around, and that they won't be pushed out because [their residency] is inconvenient for development," State Rep. Emily Kinkead said. "I am incredibly thankful to have this development in my district, and to have ACTION-Housing really focusing on making sure that we all make Pittsburgh the most livable city for everyone." ♦



**ABOVE:** The Sixth Ward Flats building (3350 Penn Ave.), an affordable housing development in Lawrenceville, is now ready for residents. Photo by John Colombo.



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

## happy

## HOLIDAYS

**STATE SENATOR JAY COSTA**

**OFFICES TO SERVE YOU**

**FOREST HILLS:** 1501 Ardmore Blvd. • Suite 403 • Pittsburgh, PA 15221  
(412) 241-6690 • Fax: (412) 731-2332

**BLOOMFIELD:** 4736 Liberty Ave. • Suite 1 • Pittsburgh, PA 15224  
(412) 578-8457 • Fax: (412) 578-9874

**HOMESTEAD:** 314 East 8th Ave. • Homestead, PA 15120  
(412) 462-4204 • Fax: (412) 462-4543

**E-MAIL:** [costa@pasenate.com](mailto:costa@pasenate.com)

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

Paid for with Pennsylvania Taxpayer Dollars



## ECHS students partner with Councilwoman Deb Gross, plant trees in Morningside

By Deana Callipare *Environmental Charter School*

*Morningside* - Students at the Environmental Charter High School (ECHS) partnered with Councilwoman Deb Gross and Tree Pittsburgh on Monday, Nov. 8 to plant trees in the Morningside Community Garden behind the school.

Representatives from Tree Pittsburgh kicked off the event with an info session covering proper tree planting techniques and tree care.

"Throughout my entire term, I have always supported improving food source issues and, when the pandemic started, we saw an increase in people wanting access to community gardens to get outside safely together and grow food," Councilwoman Deb Gross said. "I was able to receive funds to spend on public property, and this community wanted permaculture and trees that would bear fruit."

Permaculture plants grow in harmony with the earth, are self-sufficient, and act as a more sustainable method to gardening. During the event, students planted serviceberry and paw paw trees that are indigenous to Pennsylvania. These trees not only provide a source of food, but also help with soil erosion, a topic the ECHS students are now studying in their environmental science classes.

"Currently, students are learning about weather events in the Pittsburgh area, particularly regarding water and rainfall," 10th Grade Environmental Science Teacher Kara Refitt said. "While the students are planting trees to help their community, they're also making connections to the classroom and discovering how to help prevent soil erosion at a local level."

Students had the opportunity to transform the space by depotting trees, properly planting them, setting up tree shields for protection, and mulching the area.

Representatives from Tree Pittsburgh said they are always excited to partner with local schools, as it not only provides students with the education and ownership to maintain the trees, but also connects their lessons to real world experiences so they can pass knowledge on to their peers, families, and communities.

"My goal is to expand food productions while coordinating these efforts with the community," Gross said.

ECHS plans to host more tree plantings and community events in the near future. Stay tuned for updates. ♦

**BELOW:** Students from the Environmental Charter High School join representatives from Tree Pittsburgh, as well as Councilwoman Deb Gross, to plant trees in Morningside. Photo courtesy of Deanna Callipare.



**Mary's**

**COMING SOON!**

**5128 PENN AVE**

**EAST END FREE COATS FOR KIDS**

The Bloomfield-Garfield Corporation is providing free coats for East End Children. Coats will be distributed mid December.

To register for free coats for children sign up online at <https://tinyurl.com/FreeCoats2021>

Coats can be donated by dropping off new coats at 113 N. Pacific Ave or you can donate funds to buy coats at [www.bloomfield-garfield.org](http://www.bloomfield-garfield.org)

**Do you have questions?**  
Contact Nina at the BGC Office  
113 N. Pacific Ave. Pittsburgh PA 15224  
[nina@bloomfield-garfield.org](mailto:nina@bloomfield-garfield.org)  
412-441-6950 x 17



# Neighborhood FOCUS

## New apartments, Giant Eagle proposed for Bloomfield site

By Alan Guenther *Bulletin contributor*

**Bloomfield** - On Nov. 1, approximately 100 people joined a Zoom meeting to hear updated plans to bring 191 apartments, a Giant Eagle grocery store, commercial retail space, and underground parking to the former ShurSave grocery store site (4401 Liberty Ave.) in Bloomfield.

The 1.97-acre site, located along Liberty Avenue between Ella and Howley streets, is presently home to the Community Market [operated by Giant Eagle], as well as a vacant VFW hall. Plans for the redevelopment - entitled "Bloomfield Square" - were presented by Philip Bishop, vice president of Echo Realty, a Pittsburgh-based developer leading the project.

Approximately 10 percent of the apartments will be priced as affordable rentals, Bishop said, with the rest offered at market rate prices. Affordable housing advocates who participated in the meeting, facilitated by the Bloomfield Development Corporation (BDC), had asked Echo to provide more affordable housing at the site. The BDC is in the process of asking the city to extend an inclusionary zoning (IZ) overlay [now in effect in Lawrenceville] to Bloomfield, which would take in the Echo Realty site. See page 3 for more information on the IZ initiative.

Christina Howell, Executive Director of the BDC, said the project will undergo a lengthy review and approval process.

**BELOW:** The former ShurSave parking lot, and future site of Echo Realty's "Bloomfield Square." Photo by Alan Guenther.



"We're working to make sure that the developer hears the concerns of local residents and storeowners," Howell said. "We'll be hosting more meetings in the future so that residents can be informed and express their views."

According to Bishop, Echo will be asking to rezone a small parcel of land on Ella Street. If all goes according to plan, he expects the approval process to take between 12 to 15 months. After that, construction would take between 12 to 18 months. During construction, the Community Market will remain closed, Bishop said, to allow demolition to take place safely.

Bishop maintained that the new Giant Eagle will be about the same size as the Community Market. The plans call for traffic from the project to exit on Howley and Ella streets, which are both one-way streets. Bus stops in the area will be preserved. The developer is currently conducting a traffic study to determine any impacts the development might have on surrounding stakeholders.

The site will include 139 parking spaces for the new apartments, and 61 spaces for the grocery store; much of the parking will be underground. A green space, with park benches, will be located on Liberty Avenue, and it will be open to the public, Bishop said.

Echo Realty will soon announce a "housing partner" to rent and manage the apart-

- continued on next page -

**SAUER BROTHERS**  
Heating • Cooling • Boilers  
**412-782-1100**  
We've been installing  
**Residential  
Furnaces &  
Air Conditioners  
For Over  
60 Years**

**FAMILY HOME  
CHILD CARE**  
**NOW ENROLLING!**  
Located in Garfield Heights  
Meals and Snacks Included  
Full and Part-time care  
**Monday-Friday  
6:30 am to 6:00 pm**  
• Infants  
• Toddlers  
• Preschoolers  
[www.mamashawns.com](http://www.mamashawns.com)  
**Call Today! (412)436-6095**

**BLOOMFIELD SATURDAY WINTER MARKET**

**1ST & 3RD SATURDAYS**

**NOVEMBER - MARCH**

**11 AM - 2 PM**

**5050 LIBERTY AVE.**



\*SNAP benefits accepted.

VISIT THE MARKET  
INFORMATION TENT FOR  
MORE DETAILS



**Bloomfield  
Development  
CORPORATION**





*'We're working to make sure that the developer hears the concerns of local residents and storeowners. We'll be hosting more meetings in the future so that residents can be informed and express their views.'*

*- Christina Howell, Bloomfield Development Corp.*

*- continued from previous page -*

ments in the complex. The rents for the market rate housing units have not yet been determined, Bishop said.

During the Nov. 1 meeting, City Councilwoman Deborah Gross stated that rents in the Bloomfield area are "too damn high," and that more affordable units should be offered in the neighborhood. Representatives from the offices of State Senator Jay Costa, and from State Representatives Sara Innamorato and Emily Kinhead also attended the meeting.

An earlier plan, proposed by a different developer, was sharply criticized by many of the 400 residents at a meeting held in 2018. Community members had concerns about the plan presented by the Indiana-based developer, Milhaus, three years ago. The previous plan eliminated the existing grocery store and failed to include affordable housing units. Ultimately, Milhaus walked away from the site after it was unable to agree on a vision that addressed the concerns of Bloomfield residents.

After Milhaus withdrew from the project, BDC began creating guidelines in alignment with a community vision for the site. In partnership with ACTION-Housing, Inc., along with Studio for Spatial Practice, the BDC held several community workshops that resulted in the 2019 publication of the Bloomfield Central Gateway Development Guidelines.

More information, including the developer's 12-page presentation and the Bloomfield Central Gateway Development Guidelines, are now posted on the BDC website ([bloomfieldpgh.org](http://bloomfieldpgh.org)). Readers are welcome to submit questions and concerns about the project by calling 412-681-8800 or emailing [sam@bloomfieldpgh.org](mailto:sam@bloomfieldpgh.org). ♦


## EAST LIBERTY

### HAPPENINGS

Stay in the know on neighborhood news, events, and development updates with East Liberty Development, Inc.'s monthly newsletter.

SIGN UP AT  
[EASTLIBERTY.ORG/  
NEWSLETTER](http://EASTLIBERTY.ORG/NEWSLETTER)





**RAD Pass**

Don't let Pittsburgh PASS you by!


## What is the RAD Pass?

The RAD Pass provides Allegheny County residents ages 18 and up with access to free or discounted passes to cultural attractions in our region with a library card from any Allegheny County library.

## How does it work?

Log in with your library card number and PIN, browse for passes by date or venue, and make your reservation. Then print or download your pass to your mobile device shortly before your visit and bring it with you to the venue.


**It's that easy!**






**RADPass.org**

**If you have a Library card then you already have a RAD Pass!**

Need a library card?  
**Apply for one today.**





This project received a RADical ImPact Grant from the Allegheny Regional Asset District (RAD).



## Dexter Hairston leads Kingsley Assoc. to new heights of community service

By Elizabeth Sensky *East Liberty Development, Inc.*

### AT RIGHT:

Dexter Hairston (right), executive director of the Kingsley Association (6435 Frankstown Ave.), works to provide local families with food and good tidings for the holiday season. Bringing a focus on youth programming to his role at Kingsley, Hairston also strives to help the East Liberty/Larimer organization support all East End residents, young and old, by offering a variety of services. Photo courtesy of Elizabeth Sensky.



**East Liberty** - The Kingsley Association (6435 Frankstown Ave.) and East End families go way back. Established in 1893, the organization was originally founded as a settlement house for working-class families in Pittsburgh's Strip District. In 1919, it relocated to the East Liberty/Larimer area, where it has continued serving East End families for more than a century.

Over the years, Kingsley has functioned as a vital hub for the community, providing a wide range of free programs to residents - everything from boys & girls clubs and swimming instruction to senior programs and career guidance.

Dexter Hairston joined Kingsley as its new executive director in 2019. After working in public education - for a variety of YMCAs, most recently, the Greater Pittsburgh YMCA - for 13 years, Hairston has managed to renew Kingsley's commitment to East End youths, as well as its promise to provide wrap-around services for every generation of local residents.

"When I first came here, a little over two years ago, we were considered a community hub," Hairston explained. "But what I saw as our shortcoming was how, while we opened our doors to many different agencies and organizations in the community, we didn't have a signature youth program of our own."

Hairston had a track record of running teen-oriented programs and teen leadership initiatives, so developing Kingsley's in-house programs was naturally at the top of his agenda. "What we're trying to do is prepare young people for post-secondary opportunities, or to share some life skills and job preparation skills," he said. "When high school's over, whichever avenue they want to travel, they'll be a little bit more prepared."

Hairston was lucky enough to strike up a partnership with Google, allowing Kingsley to kick off a school-year version of its teen leadership program in October. While developing youth activities is a primary focus for Hairston, he is also the first to note that Kingsley serves all local residents.

On any given day, Hairston said, he and his staff welcome a wide range of people through their doors. The organization's impressive [six-lane] swimming pool remains

its main attraction; it helps Kingsley motivate neighbors to get back into a healthier, active lifestyle while navigating the pandemic.

The organization also recently re-engaged in a commitment to work with several East End nonprofits, including East Liberty Housing, East Liberty Development, Inc., and the Larimer Consensus Group, through a group called "KEEL." The group meets on a regular basis to discuss the current needs of the community, and how the local organizations can work together to meet those needs.

"We're examining everything that we're seeing, hearing, and witnessing," Hairston said, "and then bringing that information to the group at large. That way, we can make decisions based on real data and information versus an idea or whim."

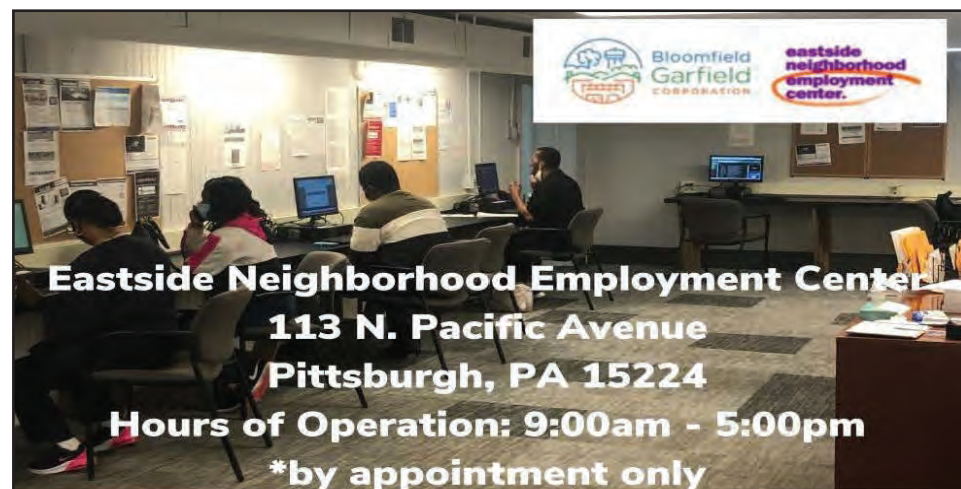
While many of Kingsley's programs came to a halt during the pandemic, the organization made use of the down time by upgrading its website, as well as its facility - adding more interior/exterior signage along with new flooring, paintings, flowers, and landscaping to enhance the aesthetics.

Throughout the pandemic, Kingsley has also served as a free Wi-Fi spot and learning hub for Pittsburgh Public School students; it also assists the Emergency Rental Assistance Program by helping local families access funds to help pay their rent or utilities.

Now that all the programs are in full swing again, the folks at Kingsley are busy welcoming people indoors while also finding new ways to help community members pursue their passions and endeavors.

"Our ultimate goal is for people to come to us for one reason," Hairston said, "and then find out that there's so much else here."

Located at 6435 Frankstown Ave., the Kingsley Association is open from 8 a.m. to 8 p.m., Monday through Friday; facilities are open from 9 a.m. to 4 p.m. on Saturdays. Hairston and his colleagues encourage visitors to take a tour of all the amenities available to Kingsley members. The organization is also presently recruiting volunteers to aid in its mission. Learn more at [kingsleyassociation.org](http://kingsleyassociation.org). ♦



**Eastside Neighborhood Employment Center**  
**113 N. Pacific Avenue**  
**Pittsburgh, PA 15224**  
**Hours of Operation: 9:00am - 5:00pm**  
**\*by appointment only**

#### Services Include:

- Job Search Assistance
- Access to PA CareerLink's Career Services Expansion Program
- Resume & Cover Letter Writing
- Interview Prep
- Workforce Skills Training
- Computer Lab with Print/Copy/Scan Service
- Low-Income Housing Application Assistance (HACP & ACHA)
- Referrals: Food Bank, Mortgage/Rent Assistance, Utility Assistance, Dress for Success, East End Community Thrift, and Many More

**Make your appointment today!**

**Phone: 412-362-8580 ext 118**

**Email: [admin@enecpittsburgh.com](mailto:admin@enecpittsburgh.com)**

**Website: [www.enecpittsburgh.org](http://www.enecpittsburgh.org)**

"The ENEC has been very helpful, patient, and respectful to me in helping me with my job searching, updating my resume, and even with computer classes! This organization is very special to people like me, and because of their help I'm ready to start at a new job"

- Akelea Tillman, ENEC Neighbor



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

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



## Lawrenceville's 'Joy of Cookies' Tour returns with sweet rewards

### A Message from Lawrenceville Corporation

*Lawrenceville* - The beloved "Joy of Cookies" Tour and rewards card program returns this year to satisfy any local sweet tooth.

Tour-goers can hop on a trolley, snack on a wide variety of cookies, and explore the many small businesses that make Lawrenceville so unique. Local shoppers can also earn rewards and cookies throughout the month of December.

Last year, due to the pandemic, the Cookie Tour shifted to a rewards card program, which is still going strong. Beginning on Dec. 1, and running through the end of the year, you will be able to receive stickers as you make purchases at participating businesses along Butler Street and Penn Avenue. Once you make ten purchases [and receive 10 stickers], you will be entered into raffles for Lawrenceville experience-based prizes.

The Cookie Tour will be an in-person event on Saturday, Dec. 11, from 11 a.m. to 4 p.m. Explore the Butler Street and Penn Avenue business corridors and greet familiar faces while crossing off names from your holiday shopping list. Participating businesses will offer free cookies on a first-come-first-served basis.

While we here at LC are excited to welcome the Cookie Tour back, we also want to keep our favorite businesses safe and healthy. Please be mindful that businesses may have various safety protocols in place because of the pandemic, so please respect each establishment's signage indicating mask policies, proof of vaccination, etc.

Lawrenceville Corporation (LC), which coordinates the annual event, will operate an Information Tent in Central Lawrenceville. Stop by if you have any questions, or just want to say hello. LC will also provide cookies [first-come-first-served basis] for those who can show they have made a purchase from a Lawrenceville business that day.

A trolley will be making rounds for pick-ups and drop-offs throughout the business district to help folks explore Upper, Central, and Lower Lawrenceville. Guides for the event will be available at participating businesses and the LC Information Tent.

Event details are available at [lvpggh.com/cookie-tour2021](http://lvpggh.com/cookie-tour2021). ♦

## 'Bloomfield Blitzin & Garfield Glitzen' boosts holiday purchase power

### A Message from ExploreBGL


*Bloomfield/Garfield/Lawrenceville* - Looking to support the local business communities of Garfield, Bloomfield, and Lawrenceville this holiday season? ExploreBGL has got you covered with some cool Yule savings.

On Small Business Saturday (Nov. 27), Bloomfield Development Corporation and the Bloomfield-Garfield Corporation launched a new promotion called "Bloomfield Blitzin & Garfield Glitzen."

Go shopping, take a photo or screenshot of your receipt, and email it to ExploreBGL. For every three receipts you send, you will be entered into a raffle to win a gift card to a Bloomfield/Garfield business. The last day to send in receipts is Sunday, Dec. 19; on Monday, Dec. 21, names will be randomly chosen and the winners notified.

This promotion is open to everyone, neighborhood residents and non-residents alike. Each entry or receipt needs to be from a different business, and entries should be emailed to [morgan@bloomfieldpgh.org](mailto:morgan@bloomfieldpgh.org).

Shop local this holiday season at [explorebgl.com](http://explorebgl.com), where you can purchase gift cards and get matched 25% [up to \$100]. Get rewarded for supporting the small businesses that support our neighborhoods. Many thanks to the RK Mellon Foundation for making the ExploreBGL initiative possible. More info can be found at [explorebgl.com](http://explorebgl.com). ♦



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

## D'Alessandro Funeral Home & Crematory Ltd.

**"Always a Higher Standard"**

Dustin A. D'Alessandro, Supervisor  
Daniel T. D'Alessandro, Funeral Director  
4522 Butler St. • Pittsburgh, PA 15201  
Phone: 412-682-6500 • Fax: 412-682-6090  
[www.dalessandrofhd.com](http://www.dalessandrofhd.com) • [dalessandrofh@aol.com](mailto:dalessandrofh@aol.com)

**York Commons  
is accepting applications  
for residency!**

### APARTMENT AMENITIES

- Most utilities included in rent that is based on income
- One bedroom apartments
- Small pets welcome
- 24-hour emergency maintenance
- Onsite laundry facilities
- Service Coordination

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



**Call or visit York Commons today!**

4003 Penn Avenue  
Pittsburgh, PA 15224  
412-682-1151

[www.SrCare.org/york-commons](http://www.SrCare.org/york-commons)

*Professionally managed by SeniorCare Network*





# BOOM Concepts curates Negley Rotunda art

All photos by Andrew McKeon

**BELOW:** Michael Polite (left), who heads up Beacon Communities' Pittsburgh office, speaks about the future legacy of the former B'Nai Israel Synagogue - a beautiful building boasting a unique rotunda - at 327 N. Negley Ave. in Garfield. He explained how Beacon aims to repurpose the rotunda as a community arts & events center.



**ABOVE:** BOOM Concepts' D.S. Kinsel (left) and Thomas Agnew applaud local artists at the Nov. 10 ceremony. BOOM played a major role in commissioning the artwork.



**ABOVE:** Local artwork now brightens a construction fence in front of the rotunda.

## Ugly Concrete?

Steps, Ret.Walls, Pads, Foundations,  
Driveways, Sidewalks, and more!

Concrete Repair &  
Restoration

Don't replace your ugly concrete!  
Repair! It will save you money!

412-734-5432

[johnshomeimprovement.org](http://johnshomeimprovement.org)

PA# 050547 Fully insured

Credit cards accepted

**Wu Style Tai Chi Chuan  
at Steel Dragon**



Also  
Xing-Yi  
Bagua  
Ying Jow  
Tong Bei  
Capoeira Angola

**Classes**  
Mondays 7:30-8:30pm  
Saturdays noon-1pm  
[www.steel-dragon.org](http://www.steel-dragon.org)  
[info@steel-dragon.org](mailto:info@steel-dragon.org)  
**Steel Dragon kung Fu & Lion Dance**  
100 43rd St #113 Lawrenceville 412.362.6096

Free trial class

# Pittsburgh's only women-owned and operated medical marijuana dispensary.

We are open for online  
and phone reservations  
during COVID-19.

412.404.7464 (Opt. 3)  
5845 Centre Avenue  
Pittsburgh, PA 15206



MAITRIMEDS.COM



@MAITRIMEDS



# LOCAL REAL ESTATE BLOTTER

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

Real Estate Sales [for the month of September 2021(updated)]

Compiled by Lillian Denhardt, Residential Realtor

*Note from our columnist: The global pandemic has slowed many things down, as we all know, and the Allegheny County recording office has not been immune to this trend. We here at The Bulletin strive to bring you the most complete and accurate information about home sales in our neighborhoods, so we're switching things up a bit to give the County recording office more time to update home sales. This month, we're reporting September sales (the full list this time, minus any listings that ran in the last edition). Moving forward, we'll report sales from three months prior to the current Bulletin (for example, the January 2022 Bulletin will feature sales that were recorded in Oct. 2021). Thanks for your patience, and for following along with this wild real estate market!*

## Bloomfield

4014 Liberty Avenue Development LLC to Susan E Pantely at 4014 Liberty Ave. for \$740,000.

August P & Janet Ciramella Peluso to Palanzos RE LLC at 4614 Liberty Ave. for \$640,000.

Beewolf Properties LLC to Hannah Hinkle at 5211 Friendship Ave. for \$490,000.

Grossholdings LLC to Ketak One LLC at 535 Gross St. for \$515,000.

Margaret A & Margaret Sims to Wei Chen at 233 S. Atlantic Ave. for \$351,500.

## Friendship

Allister Jimmy Ho to Myriad Center LLC at 301 S. Fairmount St. for \$538,500.

National Builders & Acceptance Corp. to RP2All LLC at 241 Amber St. for \$4,240,792 (multi-parcel sale).

National Builders & Acceptance Corp. to RP2All LLC at 307 S. Graham St. for \$4,240,792 (multi-parcel sale).

National Builders & Acceptance Corp. to RP2All LLC at 328 Amber St. for \$4,240,792 (multi-parcel sale).

Rub-A-Dub-Dub, Inc. to RP2All LLC at 322 Amber St. for \$518,916.

## Garfield

National Builders & Acceptance Corp. to RP2All LLC at 5011 Dearborn St. for \$4,240,792 (multi-parcel sale).

National Builders & Acceptance Corp. to RP2All LLC at 5138 Dearborn St. for \$4,240,792 (multi-parcel sale).

## East Liberty

Douglas F North & Ashley North Cook to Lisa

Papenbrock at 5500 Rippey Pl. for \$313,000.

East Liberty Development, Inc. to Valerie Anthony at 372 Enright Ct. for \$150,000.

Irene M & Richard C Rocereto Rodgers to Thomas Liang at 5512 Hays St. for \$225,000.

Neal Scratow to RP2All LLC at 735 N. Highland Ave. for \$2,952,299 (multi-parcel sale).

Robert & Diane Reintgen to Monarch Properties Fresno LLC at 725 Chislett St. for \$310,000.

## Lawrenceville

5515 Butler Street Dev. LP to Andrew S Resnikoff at 5589 Berlin Way for \$698,483.

5515 Butler Street Dev. LP to Ashley Rader at 5557 Berlin Way for \$597,770.

5515 Butler Street Dev. LP to Eric Benzino at 5583 Berlin Way for \$482,923.

5515 Butler Street Dev. LP to Mark R & Robin G Exler at 5581 Berlin Way for \$634,900.

Alexis R Annechino to Jessica Ann Sochol at 159 1/2 38th St. for \$379,900.

Anthony Koulianos to Christopher Ringer at 5440 Dresden Way for \$450,000.

Chester Plonski to Orchard Row LLC at 174 -176 41st St. for \$712,000.

Daniel H & Christine A March to Sarah Cassella at 3614 Smallman St. for \$515,000.

David A Farkas to Sydney M Joseph at 4108 Foster St. for \$414,000.

Dorothy U Pietro to Yishai Tokayer at 5412 Carnegie St. for \$140,000.

Erica D Ivack to Shawn Maddey at 4425 Milgate St. for \$260,000.

James R & Linda Mitchell to Leah Marie

Vandale at 246 Fisk St. for \$717,000.

Jonathan J Knowlton to Amanda Lenore Hovest at 4215 Post St. for \$250,000.

Joshua Jordan to John S Duffy at 4835 Hatfield St. for \$271,000.

Laura H Thames to Katrina Antonia Patullo Stevenson at 3644 Penn Ave. Unit 201 for \$400,000.

Lauren Alessi to Benjamin Eli Bratman at 176 38th St. for \$390,000.

Linda Pittler to Heidi Smith at 5416 Camelia St. for \$393,000.

Novastar Group LLC to James A Hewitt at 5309 Wickliff St. for \$450,000.

RD Real Estate Debt Fund II LP to Herbert Gary Greene at 5229 Duncan St. for \$620,000.

Robin A Berman to Elisabeth & Daniel Burak at 5205 Stanton Ave. for \$267,000.

Rosemary J Froehlich to Lizabeth R Walters at 5287 Holmes St. for \$490,000.

Ventures LLC Duncan to Zachary Baker at 5308 Duncan St. for \$600,000.

Zachary Liss to Brandon A Berry at 260 42nd St. Unit 2 for \$227,500.

## Stanton Heights

Dan A Griffin to Gaurav Kapoor at 937 Woodbine St. for \$106,500.

Danica S Lawson to Katelin M Speer at 1117 McCabe St. for \$250,000.

Daniel D Budny to Nathan D Budny at 1041 Stanton Ter. for \$200,000.

Neal Scratow to RP2All LLC at 1123 -1125 Woodbine St. for \$2,952,299 (multi-parcel sale).

Seth & Nicole Young Hepner to David

Montano at 4359 Stanton Ave. for \$70,000.

Thomas & Kathleen R Caruso to Justin Caruso at 4604 Amsterdam Ave. for \$120,000.

*This column uses data from Allegheny County that contains occasional errors. We strive for accuracy every month so, if something looks off, please let us know.*

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

## Local Services

### Hauling/Cleanup

We clear basements, yards, garages, attics, estates, etc.

Fast. Reliable. Reasonable

Also demolition work, lawn maintenance

412-687-6928 **Call Walt** 412-773-0599

### Pro Tec Pest & Termite Service

"Quality Service at an Affordable Price"

John Cygnarowicz  
412-628-6893



*Insuring our community for 75 years*



AUTOMOBILE - HOME - BUSINESS

CALL TODAY FOR A QUOTE: 412-681-2700

5020 Centre Ave. Pittsburgh, PA 15213

Pittsburgh • Penn Township

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

1941 - 2016  
CELEBRATING  
**75** YEARS  
INSURING OUR  
COMMUNITY



**BELOW:** Some of the 150 guests attending the Bloomfield-Garfield Corporation's 17th annual luncheon mingle before [fine] dining at the Omni William Penn Hotel on Friday, Nov. 12. Visit [bloomfield-garfield.org](http://bloomfield-garfield.org) for a list of event sponsors.



**ABOVE:** Rick Swartz, the BGC's executive director, poses with Diamonte Walker, deputy executive director for the Urban Redevelopment Authority, following her keynote address at the BGC luncheon.

**BELOW:** Rebekkah Ranallo (left), Nina Gibbs (center), and Pamela Schön celebrate a job well done: holding a successful fundraiser at a historic building in Downtown Pittsburgh.



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



**Maureen States**

Associate Broker/Owner

Cell: 412 377-7775

Office: 412 241-4700 ext. 11

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

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

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

## MONTHLY BLOOD DRIVE IN BLOOMFIELD

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](http://vitalant.org) or call 412-209-7000 to make an appointment.



CELEBRATE THE COMING OF THE LIGHT OF THE WORLD  
"Christmas through The Carols"  
5:30 PM FRIDAY, DECEMBER 24

**ZION EV. LUTHERAN CHURCH**  
237-37TH ST., LAWRENCEVILLE



## 'Why I participate in Pittsburgh's Civic Leadership Academy'

By Daeja D. Baker *Gwen's Girls*

[The City of Pittsburgh advertises the Civic Leadership Academy as a free, 11-week course that encourages more informed, effective and inspired community and civic leadership by giving City residents an opportunity to learn about their local government. The Civic Leadership Academy (CLA) is held twice per year and applications are open to anyone who lives in, or owns and operates a business, within the city limits. Each class meets with over 15 departments, offices, bureaus and authorities of the City of Pittsburgh to learn about their operations, programs, and services. To receive notification of future opportunities with the Civic Leadership Academy, contact Leah Friedman at 412-255-4773 or [leah.friedman@pittsburghpa.gov](mailto:leah.friedman@pittsburghpa.gov).]

**Pittsburgh** - Upon being asked why I was participating in the CLA program during our second session, my response was simple: seeing how government officials describe their roles, versus what the perceptions of their jobs are, and then holding them accountable.

Learning about their job responsibilities in order to investigate how they function is part of a unique learning experience offered by the CLA. I'm interested in how we address the question of accountability in each department of city government.

This program is important because the members enrolled in this class are people who are very involved in our communities. I see people who are fighting to educate and collaborate with those in office to represent their communities. We should be connected, and the CLA creates a shared space where we can make that connection.

I participate in this program to ask community members what they need of their representatives. I sit in this class with the intention to share the information that I receive for each of the 11 weeks, aiming to reframe the conversation with our elected officials.

I am here to represent myself in a city that can be - all things considered, especially the data - the worst place for Black women to live in the entire country. For me, that starts with us Black women finding our way into these rooms so that we can not only be heard or represented, but also become the faces of political office by representing ourselves and our communities.

In Pittsburgh, Black women experience the highest rate of poverty, making just 54 cents to every dollar a white male makes and less than the US average for white women, who make 82 cents per dollar of what men make. These are just some of the factors that make Pittsburgh the most unlivable city for Black women in America.

I ask myself what our government can do to change that. We know about the systemic prejudices within the institutions of government, up through the federal level. But local government still has its place in that system. I see myself as someone outside the system, looking for insight on how we can make systemic changes as a community.

Our city officials are part of our community, and they should be stewards of our needs, not detached decision-makers. ♦



**LAWRENCEVILLE CORPORATION**

**• LAWRENCEVILLE •**

**2021**

**Cookie Tour**

**— And Lawrenceville Rewards Card —**

**December 11<sup>th</sup>, 2021 11am-4pm**

The Lawrenceville Cookie Tour is back this year for a one day, in-person event. Support Lawrenceville businesses all month long with our Rewards Card program. Beginning December 1<sup>st</sup>, earn prizes for shopping at Lawrenceville's beloved small businesses during the holiday season. Learn more at: [lvpgh.com/cookie-tour2021/](http://lvpgh.com/cookie-tour2021/)

**hn** hello neighbor

**2021 Cookie Tour Community Partner: Hello Neighbor works** to support refugee and immigrant families in Pittsburgh.



**SIGN UP TODAY!**

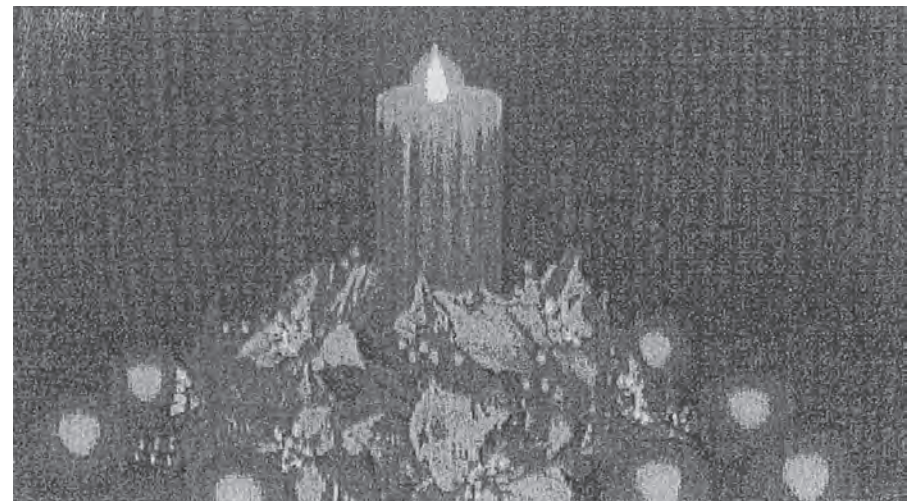
**TO VOLUNTEER OR REQUEST A SNOW ANGEL,**

**CALL 311 OR VISIT**

**[pittsburghpa.gov/snowangels](http://pittsburghpa.gov/snowangels)**

**City of Pittsburgh**

**SNOW ANGELS**



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



WALTER J

**ZALEWSKI**

FUNERAL HOMES INC

*"Exceeding Your Expectations"*

LAWRENCEVILLE

POLISH HILL

Walter J Zalewski, Supervisor

Joseph M Lapinski, Supervisor

216 Forty-Fourth Street

3201 Dobson Street

Pittsburgh, PA 15201-2893

Pittsburgh, PA 15219-3735

412 682-3445

412 682-1562



# Annual BGC luncheon celebrates women of strength during uncertain times

All photos by Lauren Lubarski

**BELOW:** Natalie Dei Cas accepts an Aggie Brose Award for her work feeding neighbors at Everyday's a Sunday Cafe in Garfield.



**ABOVE:** Tammy Thompson, CEO of Catapult of Greater Pittsburgh, and a BGC honoree, addresses the luncheon guests.



**AT LEFT:** Jarmele Fairclough-Tolbert (left) joins Dr. Staci Ford (center), who was awarded for her work with Kyle's Hope, and Pamela Schön in a nice "Kodak moment" on the top floor of the Omni William Penn Hotel on Friday, Nov. 12.

**AT RIGHT:**

Linda Fulmer (center) surrounds herself with supportive colleagues from NDC Real Estate at the luncheon. Fulmer earned her Aggie Brose Award by demonstrating a tireless commitment to the residents of Garfield's Laurentian Hall.



**ABOVE:** Guests listen to keynote speaker Diamonte Walker's soul-searching address about strong women at the BGC's 17th annual luncheon & awards ceremony.

Lawrenceville

Garfield

Bloomfield

LOVIN'

LOCAL

Shop local this holiday season with Bloomfield, Garfield, & Lawrenceville! Starting Small Business Saturday, November 27th, when you buy gift cards from participating businesses at ExploreBGL.com, we'll match 25% of your purchase of cards up to \$100. More details at ExploreBGL.com.

BLOOMFIELD

BLITZIN'

GARFIELD

GLITZEN

SHOP LOCAL, SHOP SMALL

NOV. 26 - DEC. 19

www.ExploreBGL.com