

the Bulletin

A publication of the Bloomfield-Garfield Corporation

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

East End groups launch digital plat- form, aid small biz recovery effort

By Rachel Webber

Lawrenceville Corporation

East End - Bloomfield Development Corporation (BDC), the Bloomfield-Garfield Corporation (BGC), and Lawrenceville Corporation (LC) are joining forces to help small businesses across the city's East End.

Working together with Bloomfield marketing firm C-Leveled, the local groups launched a digital platform - "Explore BGL" - supporting the city's East End commercial districts.

Funded by the Richard King Mellon Foundation, the collaborative neighborhood project will include an online directory to the three participating neighborhoods, an event calendar, and an e-commerce platform where customers will be able to shop

See **Explore BGL** | page 2



ABOVE: Courtney Clemm (left), who does community outreach work for Pittsburgh Glass Center (PGC), enjoys a frozen treat with Priscilla Lo, a PGC artist, during the 'Garfield Summer Kick-off' on Jun. 12. Look to pages 10 & 16 for more snapshots. Photo by John Colombo.



ABOVE: Patricia Solomon (left) and Pam Weatherspoon welcome clients to the Solomon & Associates headquarters (5149 Penn Ave.) in Garfield. Learn how Patricia's daughter (Shawna) manages to run two businesses, simultaneously, on page 7. Photo by Pamela Schön.

American Rescue: How should the City spend \$335 Million of federal funds?

By Joe Reuben *Bulletin contributor*

Insight/Pittsburgh - By now, most city residents have heard that Pittsburgh is scheduled to receive \$335 million in federal assistance from the American Rescue Plan Act (ARPA) that was signed into law by President Biden in March.

Reportedly, the city already has \$177 million of those funds in hand. City Council will hold a public hearing later this month to take input from city residents on their spending priorities for this early Christmas gift from Washington, DC.

The initial spending plan, a product of

behind-closed-door meetings between Mayor Peduto's administration and City Council, is available on the city's website.

This normally would be a violation of the state's Sunshine Law, but these meetings occurred under the auspices of a commission that city hall created to deal with the impact of the COVID-19 pandemic on the city's finances.

A lion's share of the spending will undoubtedly be used to make up for the city's revenue losses over the past 17 months.

See **American Rescue** | page 4

Explore BGL continued from page 1

online, by neighborhood.

The RK Mellon Foundation works to improve the competitive position and strengthen the vitality of southwestern PA, particularly the City of Pittsburgh and its neighborhoods; and protect precious green and natural infrastructure, particularly in western PA.

By creating digital platforms, the organizations can market their districts through an interactive business directory, drive customers to businesses through an e-com-

merce platform that enables each business to highlight specific products for sale, and coordinate community-wide events for each business district.

In addition to creating these digital platforms, the organizations will connect current business owners with technical assistance to help them develop their own online presence.

The multi-neighborhood collaboration also involves an incentive program for gift card purchases, as well as marketing assistance with promotional events designed to attract new customers.

nesses in and around the Penn/Main intersection in Bloomfield, Garfield, and Lawrenceville [from Main to Graham Sts.].

Working with funds from the city's Urban Redevelopment Authority, the groups cooked up a fun way for customers to buy products directly from the businesses in the Penn/Main corridor, and then receive their purchases in a non-contact fashion.

The neighborhood organizations [LC/BGC/BDC] will be responsible for packing the boxes and distributing them to customers; Mystery Boxes are available for purchase at explorebgl.com.

Email hello@explorebgl.com for details. ♦



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- 1) The BGC routinely rents 3-bedroom houses in Garfield for more than \$1000/month.
- 2) The BGC has no 2-bedroom apartments or houses in Garfield that rent for more than \$850/month.
- 3) The BGC has no 1-bedroom apartments in Garfield or Friendship that rent for more than \$700/month.
- 4) The BGC has sold houses it’s renovated or built brand new to its employees or their family members.
- 5) The BGC’s executive director is paid a salary that is in the neighborhood of what a city public school teacher earns.
- 6) The BGC has a program that provides grants to an individual or family in a crisis or hardship situation.
- 7) The BGC has a program that places unemployed people in jobs that pay a living wage.
- 8) The BGC has no program that helps disadvantaged high school students move on to college or careers.
- 9) The BGC has filed an eviction action against at least one of its tenant in each of the past six years.
- 10) The BGC never advocated to reduce the penalty for possession of small amounts of marijuana to a summary offense.

Fact	Fiction
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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. 7

- Deadline for the August edition is Friday, July 16th -

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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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Thank You!

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ABOVE: The Bloomfield-Garfield Corporation staff roster includes (left to right): Rick Swartz, Executive Director; Paris Wright, Program Assistant; Andrew McKeon, Bulletin Editor; Pamela Schön, Chief Operations Officer; Nina Gibbs, Community Engagement & Planning Specialist; Julia Beadnell, Youth Program Coordinator; Porchea Andrews, Green Zone & Public Safety Coordinator; Judy Lubarski, Youth Program Coordinator; Brendan Duckett, Employment Center Specialist. Photo by John Colombo.

American Rescue

continued from page 1

But there are many who feel that at least a quarter of this funding should be used to leverage more investment in city neighborhoods.

The ARPA gave cities until the end of 2024 to spend all of the funds, so they have less than four years in which to do just that. It

remains very possible that a friendly Congress will have to extend that deadline, given how difficult it will be for most municipalities to first agree on a spending plan, and then implement it.

The Bulletin has compiled a survey [page 12] for residents in the East End to com-

plete and tell City Council and the Mayor what their preferences are for how the \$335 million should be allocated.

There are a couple of choices that don't appear on the survey because they are ineligible uses under the ARPA: pay-down of existing city debt, and contributions to

the city's pension fund for its employees. Below is a list of some ideas circulating at the moment. Readers may make their own suggestions by filling out the survey.

[Complete the survey on page 12, then mail it to *The Bulletin* (113 N. Pacific Ave. / PGH, PA / 15224)].

One Possible Spending Plan:

1) Creation of a "Housing Infrastructure Fund" at the URA

Why? There is a pressing need for more housing to be built or renovated in the city that can be affordable to working-class households. The problem is that the cost for what is known as "sitework" can be as much as \$50,000 for a new home, and \$20,000 or more for a renovated house or apartment building. That cost is usually the same whether the dwelling unit is in Highland Park or Homewood. Sitework often takes in environmental remediation, new utility lines, new sidewalks, site demolition, soil replacement, site grading and landscaping, new retaining walls, repaving of city streets, storm water diversion, etc.

Recommended allocation from the ARPA funds? \$30 million

What would it achieve? If up to \$40,000 were allotted per dwelling unit built new or renovated in struggling neighborhoods, and \$30,000 per unit for projects outside those communities, it would aid in the production of 750 to 1,000 affordable houses or apartments by 2026. Grants would be available to nonprofit developers, and deferred-payment loans to for-profit development firms.

2) Replenishment of home repair loan programs at the URA

Why? The URA is finding that demand for home repair loans is exceeding the supply of funding they have. Many low-income homeowners facing expensive repairs have had to vacate their homes or put them up for sale, contributing to an on-going trend of displacement of poorer households from the city.

Recommended allocation from the ARPA funds? \$15 million

What would it achieve? If the funds could allow for a maximum loan of \$25,000 for a low-income homeowner anywhere in the city, 850 households could be helped.

3) Landslide remediation/hillside stabilization by the Dept. of Public Works

Why? With climate change, the city is seeing more frequent instances of very heavy rainstorms and flooding, causing movement of land along hillsides and washing

out streets. Nearby property owners face severe financial loss. But the city's current allocation of funds is nowhere near sufficient for a more aggressive response to this problem.

Recommended allocation from the ARPA funds? \$25 million.

What would it achieve? For each individual landslide, it can cost as much as \$1 million to clean up and re-stabilize the hillside or rebuild the damaged roadway.

4) Remediation of contaminated sites by the Dept. of Public Works

Why? Years of lax enforcement by states and localities in upholding environmental regulations, or the absence of any regulations altogether, have left many sites in poorer neighborhoods across the city sitting dormant. Worse, contaminants in the soil or well below the surface could be leeching into the city's water and sewage systems for years.

Recommended allocation from the ARPA funds? \$10 million.

What would it achieve? The money could be used to perform assessments at 10 to 15 targeted sites, and then develop and implement plans for the remediation work.

5) Expanded capacity for the city land bank at the URA

Why? The land bank, authorized by City Council back when Bill Peduto was starting his first term, has languished in near oblivion. If properly staffed and funded, it could accomplish two things: 1) increase the pace at which the city can clear title to vacant properties and put them up for sale; and 2) increase the transparency under which the disposition of a public asset like real estate takes place.

Recommended allocation from the ARPA funds? \$3 million.

What would it achieve? It would move an additional 750 properties through a system that presently does no more than 200 to 250 annually.

Total price of this plan:

\$83 million (less than 25% of the total ARPA funding pool). ♦

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Meet the BGC: Board Member Billy Goddin



ABOVE: BGC Board Member Billy Goddin, who has lived in eight different states, recently returned to Pittsburgh to reside in Bloomfield. Goddin is also a drummer and photographer. Photo courtesy of Nina Gibbs.

City brings safer bike routes, new connections to Lawrenceville

By Emily Persico *Lawrenceville Corporation*

Perspective/Lawrenceville - Every year, at least one person is injured in a bike crash in Lawrenceville.

This statistic comes as no surprise to those who bike along Butler Street, a so-called “cautionary bike route” that is both stress-inducing and difficult to avoid in one of the city’s busiest neighborhoods.

Now, cyclists have a safer alternative in Lawrenceville. Instead of biking along Butler Street, they can just hop two blocks over to the Willow-Hatfield “Neighborhood,” which extends from the 40th Street Bridge to 51st Street.

Thanks to the newly installed Hatfield connector, a 0.1-mile paved pathway sneaking around Spirit’s property between 50th and 51st Street, bikers can then ride directly to Berlin Way; this unofficial neighborhood bike route then connects them to McCandless Avenue via Harrison Street.

If this all seems confusing, you’re certainly not alone. Luckily, the City’s Department of Mobility and Infrastructure (DOMI) is now partnering with Healthy Ride and BikePGH to organize a series of celebratory bike rides to help teach everyone the ropes.

Bring your own bike or rent one from a nearby Healthy Ride station on Friday, Jul. 16 for a 5 p.m. ride through the Law-

renceville, Bloomfield, and Friendship neighborhoods.

To learn more about this ride and others, visit the “Events” section at facebook.com/MoveForwardPGH.

In the meantime, DOMI is continuing to build more bike-friendly infrastructure to ensure a comfortable ride through Lawrenceville. Next on the docket: a multi-modal path along the Allegheny Valley Railroad; local community members dreamed it up more than a decade ago. DOMI is currently planning out a section from 39th to 43rd Street.

The path will eventually connect multiple neighborhoods from Downtown to Highland Park. Dubbed the “Green Boulevard,” the community vision also includes a busway or commuter rail extending upwards to Verona, Oakmont, and even New Kensington - a route that will likely enter its planning phase at the Port Authority within the next five years.

For those of us lucky enough to live near a stress-free bike route, getting from place to place means fun; it means exercise; and it means getting to know our city better.

Safe bike routes mean skipping traffic and enjoying the ride at a steadier pace via the less-traveled, neighborhood streets. And it’s now becoming an option for all city residents. ♦

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Delivery robots & e-scooters: Bloomfield to pilot new transportation tech

By Sam Spearing *Bloomfield Development Corporation*

Bloomfield - Neighbors may notice some new guests roaming the city streets this summer. The Department of Mobility & Infrastructure (DOMI) aims to launch two pilot programs involving new technologies that could serve Bloomfield and other neighborhoods.

Personal Delivery Devices (PDDs), better known as “delivery robots,” would be introduced as part of a 6-month pilot program. As part of the MovePGH initiative, DOMI is also making plans for new “mobility hubs” that would add options like e-scooters to the local transportation network. Both technologies, which are new to many Pittsburghers, bring with them a host of concerns and consequences.

PDDs are small ground vehicles that are controlled either remotely or auto-

mously; they can be used to deliver goods between businesses and customers. In the fall of 2020, the PA state legislature legalized the use of PDDs. The legislation designates the state Department of Transportation as the regulatory authority, giving municipalities little control over the devices and how they operate – or malfunction – in public spaces.

To get ahead of roll-out plans from various corporations [Amazon, FedEx, etc.] for delivery devices in the next few years, DOMI partnered with robotics company KiwiBot to launch the pilot program.

DOMI representatives made presentations to city residents during public meetings held in April and June. Many neighbors had questions about whether these devices belong on city sidewalks and streets;

the presenters explained that DOMI has little ability to stop online retail giants and other companies from brining delivery robots to Pittsburgh. With the PDD pilot program, DOMI will gather valuable “intel” on the introduction of this new element to the city’s transportation network.

In addition, DOMI plans to install a mobility hub - an element of the MovePGH program - along Liberty Avenue. Mobility hubs are meant to connect a variety of transportation options including public transit, HealthyRide, ZipCar, and e-scooters. E-scooters would be a new transportation option for most Pittsburghers.

The City is seeking input on possible locations for a mobility hub along the Liberty Avenue corridor. The proposed hub would provide e-scooter docking capabil-

ities, as well as a display screen for transit info. Local residents are encouraged to give feedback on possible hub locations using the city’s EngagePGH portal (engage.pittsburghpa.gov/move-pgh/bloomfield-move-pgh).

Bloomfield Development Corporation will continue to advocate for new technologies and transportation options that can better serve Bloomfield residents’ needs. Because these new technologies will greatly impact the way everyone uses city streets, it is important to get feedback from local community members at the outset.

A process driven by community input can help create a city transportation system that supports safe, environmentally friendly alternatives to driving a car. ♦



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Neighborhood FOCUS

East Liberty lessons shape new land recycling program

By Elizabeth Sensky *East Liberty Development, Inc.*

Perspective/East Liberty - Community development starts with a vision. In East Liberty, that vision was defined by residents in the 1999 and 2010 East Liberty Community Plans. The plans serve as a framework for the kinds of development that the neighborhood does and does not want to see. But after the vision is outlined, the hard work of turning dreams into reality begins. One of the first steps? Acquiring land and properties to start implementing the changes that the community plans call for - be it affordable housing or a new park. It's a process known as "land recycling."

For more than 15 years, Kendall Pelling served as the director of land recycling at East Liberty Development, Inc (ELDI). In that role, he was responsible for the challenging work of wrangling abandoned, vacant, or underutilized properties from absent-site owners and moving them through all the public and private processes to gain site control.

More than 20 years after East Liberty's first community plan was published, using land recycling as a central tool with the help of countless partners, ELDI redeveloped and protected more than a third of all the rental housing in East Liberty as long-term or permanently affordable housing. Low-income homeowners have seen their generational wealth restored, the housing market has stabilized, and the

BELOW: A blighted property in East Liberty. Photo by Ben Filio, *The Guardian*.



community vision of a vibrant regional commercial district is now on full display.

The many successes in East Liberty - along with failures and struggles - have taught ELDI staffers some valuable lessons about restoring communities. Realizing these lessons could be useful to other Pittsburgh neighborhoods, they supported Pelling in last year's launch of Rising Tide Partners - a regional, land recycling nonprofit.

ELDI sat down with Pelling to learn about how Rising Tide Partners is empowering neighborhoods to achieve their own visions of community justice.

ELDI: What makes ELDI's approach to land recycling unique?

Pelling: "Our approach to intervene with the scale of the whole neighborhood was really bold for a community development corporation; it was inspiring to some, scary to others. Because you have to remember that at that point, homes in East Liberty were not worth what it cost to renovate, and we were toying with financial disaster by taking them all on. The City didn't want to take the risk but, once this nonprofit was willing to pledge to buy and maintain the homes, [the City] helped

- continued on next page -

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- continued from previous page -

us walk them through the tax foreclosure process.

This is the rub about a community plan: it sets out a vision for what local residents want to see - with properties that are actually owned by other people. People say that they would love housing to be affordable in their neighborhood, but if the community doesn't own those properties, they don't control their use. You can't just wish a park into existence. You can't just wish affordable housing into existence. You have to enable the nonprofit org, the community members, and the various partners to actually own the property."

ELDI: How does Rising Tide Partners utilize ELDI's model, and the lessons learned, to help other neighborhoods find success?

Pelling: "There were some really key lessons that we figured out in East Liberty. We started to understand the things that prevent displacement and the things that cause displacement, in ways that were not imagined before. We learned a lot as we worked to turn the neighborhood around - from the traumatic displacement of the three high rises to the successful redevelopment efforts of East Liberty Gardens, which led to the Choice Neighborhoods developments in Larimer, to the successful efforts to buy out absentee landlords.

All of these experiences showed us that if we do the right intervention in the community - when community partners, government, and philanthropy work together - we can actually prevent displacement and enable a community to control its own destiny."

"This is the rub about a community plan: it sets out a vision for what local residents want to see - with properties that are actually owned by other people."

- Kendall Pelling, Executive Director, Rising Tide Partners

ELDI: Could you walk us through the process of how Rising Tide Partners works with a community to realize its vision?

Pelling: "The first thing is that we only work in neighborhoods where we're invited. We're not trying to push our way into any place. If a community invites us to work with them, we'll first explore what roles and services they need to accomplish their visions. We'll see where they're at in their planning and vision process, who their partners are, and what community governance structures are already in place.

Then, we work with them to figure out the missing pieces, and to understand if

there's a role for Rising Tide Partners to help achieve their community vision plan. If there is, we create a memorandum of understanding with the lead community groups, in which we define our roles. Next, we create a practical process so that the community can exert its will for real estate."

ELDI: What are the biggest obstacles to the land recycling process?

Pelling: "Gaining control of blighted and abandoned properties is really complicated, from sorting out tangled-up titles and uncertain ownership to addressing physical decay...Systemic injustice in real estate is another huge obstacle. It has meant that many neighborhoods have not received the scale of capital necessary to solve their problems.

There's often the assumption that it's not possible to restore a community - the assumption that people don't want to live there because it's not safe - and that's just the way the world is, and is always going to be. In the past, those assumptions were very explicitly based on race and class. Today, we don't see actively racist policies driving blight but, since the system was set up with those assumptions, they are still perpetuated." ♦



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Celebrating community, welcoming summer season in Garfield

Saturday, Jun. 12 - Photos by John Colombo



ABOVE: Shade Cobain deejays the 'Garfield Summer Kick-off' at Hillcrest St. & N. Pacific Ave. on Saturday, Jun. 12.

BELOW: Elijah Hoffman takes in the sunny weather, and a hot dog, on Hillcrest St.



ABOVE: Judge Mik Pappas (left) and Crystal Jennings, engagement manager for City of Bridges land trust, enjoy the festivities in Garfield.

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Point/Counterpoint: Bloomfield biz corridor, mobility issues up for debate

[Editor's Note: Responding to last month's article, longtime Bloomfield residents Bill & Phillis Brierton contributed their thoughts (Point). After reading the Briertons' letter, Sam Spearing responded (Counterpoint) with a flipside perspective on the Bloomfield business corridor.]

POINT

Dear Mr. Spearing,

I am writing in regards to your article about Bloomfield's transportation in the June *Bulletin* ["Roll out: mobility principles to protect Bloomfield's transportation system"]. One thing my wife and I have noticed - as we have lived in Bloomfield for close to 80 years - is the recent influx of massage parlors and tattoo shops.

We've also noticed the closures of restaurants and hardware stores, and churches like St. Joseph's (where the walls need serious repair). The school that my parents and relatives attended is now gone while the parking lot remains, at the time of this writing, privately owned.

Stores like our 5&10's, card shops, and dry cleaners have disappeared. Even the V.F.W., which my uncle Norman Merkle helped found in 1919 ----vandalism----- is gone. The street corners used to be decorated with lights at Christmas.

Longtime [Bloomfield] residents are either dead, or they have moved their families to Shaler [Township].

Yes, this area is quite mobile and walkable now - if you like empty storefronts - unlike Garfield, Lawrenceville, and East Liberty. In Bloomfield, we are now the dumping ground for massage parlors and tattoo shops. Enjoy your walk.

Sincerely,

Bill & Phillis Brierton (not itinerant, but I do use a walker)

COUNTERPOINT

We appreciate your letter in response to our article in last month's *Bulletin* regarding mobility and walkability in Bloomfield. We certainly agree that Bloomfield has changed, and is continuing to change.

While last month's article focused on our sidewalks, streets, and transportation, I couldn't agree more that creating a strong neighborhood requires more than just making it easier to get around. Bloomfield Development Corporation (BDC) does work to support our existing small businesses - and to help entrepreneurs interested in opening new businesses in Bloomfield by offering grants, assistance with navigating City services, and promotion to help draw more customers.

A major problem facing small businesses and brick & mortar storefronts is the ease with which customers can get everything they might ever need or want online, without ever leaving their homes. We often hear from retail businesses that they do more sales online than in-store. By working to create a safer and more enjoyable pedestrian experience, we are encouraging people to spend more time in the business district which, according to numerous studies, correlates to customers spending more money at each shop in the district. When our existing businesses thrive and more people are walking around our streets, new businesses are naturally attracted to the business district.

BDC believes that walkability and a strong business district go hand in hand. While we can look back fondly on the days when the avenue was full of retail shops such as the "5 & 10" and a hardware store, those types of businesses struggle to compete in today's market with online competitors like Amazon and large retailers like Home Depot.

While different from what we might think of as a traditional business district, Liberty Avenue is still vibrant and full of thriving, creative small businesses. When we encourage shoppers to walk or bike rather than drive, we increase the visibility of all Bloomfield storefronts and move towards creating a space that is viable for retail shops.

Sincerely,

Sam Spearing, Bloomfield Development Corporation ♦

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As you might have read in our cover story [continued on page 4], the city is going to receive \$335 million from the federal government as its share of the money from the American Rescue Plan Act that was signed into law by President Biden on Mar. 11.

The Bulletin would love to know how you, dear reader, would like these funds to be spent. Please choose only 5 of the options below [indicating each choice with an “X” or check mark] and mail your completed survey to the BGC offices (113 N. Pacific Ave. / PGH, PA / 15224); email surveys to Bulletin@Bloomfield-Garfield.org.

- ☐ Loans/grants for construction or renovation of affordable housing
- ☐ Infrastructure fund to support affordable housing development
- ☐ Demolition of vacant housing/landslide remediation
- ☐ Curtailing stormwater runoff
- ☐ Renovation of recreation centers & swimming pools
- ☐ Ballfield modernization projects
- ☐ Investment in a land bank to expedite the sale of vacant, city-owned properties
- ☐ Street repaving/reconstruction, new sidewalks, curbing & catch basins
- ☐ Loans to low-income homeowners for major house repairs
- ☐ Loans to private landlords for major repairs/improvements to housing units dedicated to low-income tenants
- ☐ Fund for water/sewer line replacements for low-income, multi-family rental housing
- ☐ Other than above (specify): _____



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(RETURN OF) LOCAL REAL ESTATE BLOTTER

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

Real Estate Sales (for the month of May 2021)

Compiled by Lillian Denhardt, Residential Realtor

Bloomfield

Brett Browning to Deryl Harrington at 249 Gross St. for \$400,000.

Charles J Titterington to Cyrus B & Lily A Girson at 304 Asia Way for \$270,000.

Coral Row LLC to Matthew E Valente at 5139 Coral St. for \$289,000.

Coral Row LLC to William R Dewalt at 5137 Coral St. for \$295,000.

John E Carlino to Thong T Nguyen at 519 Aspen St. for \$311,979.

JSJ Sustainable Investments LLC to Zachary Michael Reger at 4424 Milgate St. for \$305,000.

Olga Politano to C2 Capital Associates LLC at 4707 Carroll St. for \$100,000.

Patrick J Connolly to Paddy Cake Property LLC at 4763 Liberty Ave. for \$250,000.

Ronald Whitelock to Myah A Cummings at 4216 Milgate St. for \$355,500.

Sharon Danovich to Cari Anne Gandy at 3920 Woolslayer Way for \$285,400.

Yang Xu to Arnold Lau at 427 Taylor St. for \$200,000.

Friendship

Frederick C Layton to Evan Lowell Reade at 352 Roup Ave. for \$436,000.

Garfield

Brad Fels to Cheza Halimeh at 4903 Penn Ave. for \$100,000.

Fliphouse Investment Group LLC to SFR3-000 LLC at 5131 Broad St. for \$90,000.

Larry & Betty Jean Byrd to Unity Properties LLC at 5438 Hillcrest St. for \$67,500.

Louis V & Virginia M Sebastian to Fliphouse Investment Group LLC at 5131 Broad St. for \$65,000.

East Liberty

Bernard Lauterbach to Roger Kayaleh and Kerry Ellenberg at 6234 1/2 Saint Marie St. for \$302,500.

Deven Re Group LLC to Natalie Nash & Andrew William Simonson at 613 N. Beatty St. for \$489,000.

E Liberty Blvd-PE LLC to 415 S Atlantic MMG LP at 5807 & 5815 East Liberty Blvd. for \$600,000.

Henry Stephens to MC Construction Design & Development LLC at 514 N. Euclid Ave. for \$280,000.

Henry Stephens to MC Construction Design & Development LLC at 523 N. Euclid Ave. for \$280,000.

Lisa Donaldson to Samuel C Procter at 604 N.

Saint Clair St. for \$587,000.

Marc Sims to Columbus Brooks at 711 N. Euclid Ave. for \$360,000.

Robert Wierzbowski to Steel Town Properties M3 LLC at 618 Mellon St. for \$250,000.

Lawrenceville

5328 Keystone LLC to Tyler N Peters at 5328 Keystone St. for \$355,000.

Benjamin Voytko to Kelsey N & Patrick Q Shannon at 285 Main St. for \$344,000.

Butler Street Developments LP 5515 to Ambika Chaudhry at 5545 Berlin Way for \$481,998.

Chen Yi to Alexander W McClean at 447 42nd St. for \$280,000.

Donald R & Judith L Sinicki to Larry J Williams at 3824 Howley St. for \$239,900.

Dylan J Lewis to Katelyn Fox at 232 46th St. for \$305,000.

Elizabeth Hollihan to Amanda Huminski at 5604 Donson Way for \$182,185.

Elliott V Skrinjar to Nathaniel D Fairbank at 254 38th St. for \$449,500.

Emily R Schmidlapp to Danielle M Hoffman at 5129 Kent Way for \$185,000.

Hairong Peng to WA2 Developers LLC at 165 -167 43rd 1/2 St. for \$270,000.

John & Karyn Elliott to Sfr3-000 LLC at 106 44th St. for \$181,000.

John P & Sherri C Long to Lynze Richard at 5240 Carnegie St. for \$222,500.

Kathleen Grabowski to Sfr3-000 LLC at 3937 Howley St. for \$85,000.

Lillian Paras to Priyanka Kochhar at 5521 McCandless Ave. for \$170,000.

Michael Zhong to Nicholas James Gasbarro at 303 38th St. for \$649,500.

Mng Real Estate LLC to Jason J Richards at 3406 Charlotte St. for \$647,000.

Norma Gene Dawson to JSJ Sustainable Investments LLC at 807 McCandless Ave. for \$130,000.

Pembroke Properties LLC to Sarah Elizabeth Butterworth at 911 McCandless Ave. for \$446,000.

Pluto Holdings LLC to 5105 Holmes Street LLC at 5105 Holmes St. for \$122,500.

Richard Burge to Sfr3-000 LLC at 5243 Keystone St. for \$165,000.

Rita S Kline to Licinia Holdings LLC at 146 Cotton Way for \$94,000.

Rossi Revocable Trust to Hawk GT Properties LLC at 5110 Butler St. for \$300,000.

Ryan S & Jessica R Coblenz to Andrew Michael Cox at 138 46th St. for \$492,500.

Samuel G Blake to Gregory J Ferenchak at 163 42nd St. for \$464,000.

Steel Town Properties M3 LLC to Kali A Digate at 469 42nd St. for \$639,900.

Stanton Heights

Bruce E Barnes to Stream Two LLC at 4721 Coleridge St. for \$114,450.

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Jessica D & Robert L Sayre Strong to Sara J Rulapaugh at 1508 Woodbine St. for \$250,000.

John P & Patrice M Samuels to Richard Taylor & Jacqueline Adele Frost at 154 Stanton Ct. E for \$279,900.

Randolph Jessica Gurley to Erik M Worth at 1007 Premier St. for \$225,000.

Vincent & Adele Zottola to Maurice J & Bajcz at 1177 Brintell St. for \$250,000.

William Mastro to TBA Realty LLC at 1457 Hawthorne St. for \$78,000.

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 or call 412-335-6068. ♦

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To apply, contact Mike Demes at Supportive Housing Management Services, 412-829-3910, or find the application online at actionhousing.org/wp-content/uploads/2021/03/Sixth-Ward-Flats-Application.pdf.

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‘Sounding Off’: My neighbor, the blighted hole

By Cassie Mader *Bulletin contributor*

BELOW: A vacant lot speaks to forgotten dreams, and developers’ abandoned ambitions, on 45th St. in Lawrenceville. This literal ‘hole-in-the-ground’ is currently listed - as a home for sale - at an asking price of \$849,000. Photo by Cassie Mader.



[Editor’s Note: In response to The Bulletin’s call for readers to “sound off” on neighborhood topics, Lawrenceville resident Cassie Mader contributed the following post about what it’s like living next-door to a forgotten parcel in Pittsburgh.]

Dear Bulletin,

First, I love the BGC Bulletin! I’m always excited when a new issue arrives!

I noticed the call to “sound off” on the back of your recent edition, so here goes; I’ve actually been meaning to send this in as an “Eyesore-of-the-Month,” but this works just as well.

I live on lower 45th Street in Lawrenceville (113 45th St.). Around five years ago, the vacant lot next to me was purchased for some crazy price (\$115K, though it was last listed at \$145K) by a development company [Penn 45 LP] that immediately got to work building another “Lawrenceville McMansion.”

They dug a *huge* hole, ripped out the sidewalk, poured a crooked cement foundation, and then disappeared. Word on the street was that [the developers] went bankrupt. The hole sat, filled with weeds, while neighbors lamented. Then, miraculously, another company bought the hole, sending workers there for a few days...and then they also disappeared.

In the meantime, my next-door neighbor (who lives directly adjacent to the hole) has witnessed his nicely finished basement flood multiple times from the exposed foundation. We *all* filed 311 complaints *for two years* about the blocked sidewalk/lost parking space, which [the City] finally fixed (barely). The hole is completely filled with weeds, debris, and animals. I had mice in my house for the first time in 11 years - and I’m sure it was no coincidence.

To top it all off, the hole is *dangerous*! When I got pregnant two summers ago, I joked that my kid would someday play in the hole. Now, with a very fast 14-month-old, I am worried that it might actually come true.

How is it that a company can be this negligent and face zero repercussions?! Especially when the home that they propose to build is \$849,000 [list price, as of press time, for 117 45th St.]!

The whole situation is just disgusting, and I encourage you to take a ride past the hole (even more disgusting). Please put these *jackass developers* in the newspaper to hopefully attract the attention of someone who has more clout than they do!

Once upon a time, that was a lovely neighborhood lot; my neighbors gardened there and everyone helped out to keep it neat. It is now an embarrassment!

Whew - that felt good! Thanks for listening!

Cassie Mader/Rocky Youhon (113 45th St.) ♦

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Lawrenceville Doughboy still drawing crowds after 100 years



ABOVE: City officials commemorate the Lawrenceville Doughboy Statue's 100th birthday on Sunday, May 30. Photo courtesy of the City of Pittsburgh.

BELOW: Mayor Peduto participates in Lawrenceville's centennial celebration of the Doughboy Statue on May 30. Photo courtesy of the City of Pittsburgh.



Think about It!

My God! How little do my countrymen know what precious blessing they are in possession of, and which no other people on earth enjoy.

-Thomas Jefferson



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'Garfield Summer Kick-off' in pictures

Saturday, Jun. 12, 2021 / Photos by John Colombo



ABOVE: Garfield artist Jason Sauer displays his patriotic art car, one last time, before demolishing the vehicle (in competition) at the Pittsburgh Demo Derby.

August Bulletin Deadline: Friday, July 16th

Download advertising information: bit.ly/bulletin_ad

Download guidelines for stories, photos, and notices: bit.ly/bulletin_news

BELOW: Minette Vaccariello (left) helps Rosette Morin choose the perfect plant at a community event in Garfield.



ABOVE: Dr. Staci Ford (right) and Kali Davis share a moment during the festivities on Saturday, Jun. 12.

BELOW: Rick Swartz (left), executive director of the Bloomfield-Garfield Corporation (BGC) speaks with BGC Board Member P.J. Maloney on Hillcrest St. in Garfield.



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