

**WILKINSBURG BOROUGH COUNCIL MEETING**  
**Council Legislative Session**  
**April 20, 2016**

**Call to Order**

President Shattuck called the meeting to order at approximately 7:00 p.m. in Council Chambers, second floor of the Municipal Building, 605 Ross Avenue, Wilkinsburg, PA 15221.

**Roll Call**

The roll was called to establish a quorum. Present were Ms. Garrett, Ms. Grannemann, Mr. Lefebvre, Ms. Macklin, Mr. Rose, Mr. Taiani, Ms. Trice, President Shattuck, Mayor John Thompson and Amanda J. Ford, Assistant Borough Manager. Absent – Ms. McCarthy-Johnson. A quorum was established.

**Pledge of Allegiance**

Following the Pledge of Allegiance led by President Shattuck, a moment of silence was observed in remembrance of victims of violent crimes.

**Public Comment**

- 1) Jordan Malloy – 1426 Marlboro Avenue – Declined to speak at this time.

**Presentation**

- WCDC – Tracey Evans – Goals and Objectives Performance Measures – See Attached Chart.
- Councilwoman Macklin – Do you track the number of Tax Abatement applicants interested in the program?
- WCDC – Assisted over 250 individuals interested. We do not have a great tracking system. Tax Compromise tracking through the Borough and MBM.
- Councilman Taiani – Responding to Ms. Macklin’s request of guidance of knowledge for individuals interested in the program; offered to speak with individuals interested in the Tax Abatement, Tax Compromise and VPRP process.

**Agenda Items**

1. Approving Resolution No. 16-042 – Women’s Center Shelter Project – Wayne Gerhold.
  - Provides information to Council regarding Wilkinsburg Borough Industrial and Commercial Development Authority has approved of the Authority's participation in a

project (the "Project") involving the Authority's issuance of a Revenue Note, Series of 2016, in a total approximate principal amount not to exceed \$9,000,000 (the "Note"), the proceeds of which shall be used for the purpose of the following: (a) major renovations of the Women's Center and Shelter (the "Facility"), located in the Oakland neighborhood of the City of Pittsburgh, Pennsylvania, to advance the safety and wellbeing of victims of intimate partner violence and prevent and respond to intimate partner violence through social change; and (b) paying all or a portion of the costs of issuing the Note (the "Project").

***Motion: Mr. Lefebvre and Ms. Macklin***

***Second: Ms. Garrett***

***A vote 5 – 0; Motion carried.***

2. Approving Resolution No. 16-043 – WCDC – Train Station Work Plan – Tracey Evans.
  - President Shattuck – We do not have the ability to authorize their modeled language requested; because the property is owned by the Allegheny County Redevelopment Authority. They have to act on any disposition of assets through a County public bid process. We cannot authorize any transfers of the building. We can express our support in partnership to receive site control engage in a capital campaign. *(Language of resolution was read:*

***Motion: Mr. Lefebvre***

***Second: Vice-president Garrett***

***A vote 8 – 0; Motion carried.***

3. Approving Resolution No. 16-044 – Street Closure – Wilksburg High School District.

***Motion: Ms. Macklin***

***Second: Ms. Grannemann***

***A vote 5 – 0; Motion carried.***

4. Discussion regarding Wood Towers – Mark Cieteo – Crossgates Inc.
  - President Shattuck – Continuation discussion from last week. The resolution was approved the assignment of the remaining lease agreement from Wood Towers Associates extended to the new buyers (Crossgates Inc.), here tonight to discussion approval from Council to amend the existing agreement for an additional 13 parking spaces, which Council did not approve the amendment.
  - Jeffrey Crossman – Here tonight with my colleague Mark Cieteo –
    - ✓ Handouts provided to Council
    - ✓ Closing early June 2016
    - ✓ Approximately \$10 million dollars invested

- ✓ Additional property (parking spaces) is essential for support of the sale, not necessarily fatal to the sale
  - ✓ 19 year extension to year 2060
  - ✓ 33 additional spaces needed to the number of units
  - ✓ Grandfathered for Conditional Use
- Councilwoman Macklin – Does Wood Towers currently have handicap parking spaces, or are you planning to establish handicap parking?
  - Mark Cietieo – Yes, there is required percentage, which is 8% (8 units);
  - President Shattuck – Will all unit be visible to “all accessible”.
  - Mark Cietieo – All visible will be all accessible
  - President Shattuck – Explains the term “visible” to Council.
  - Councilwoman Grannemann – Will the Towers continue to be senior housing only?
  - Mark Cietieo – It’s my understanding that there is a preference for the elderly 55 year and over and that it remains that status of Section 8; although it’s not necessary but we intend to leave the status as senior housing.
  - Mark Cietieo – Physical improvements conservative of \$100,000.00 dedicated to community space; application most competitive process this is an application process of 90 % tax credit application.
  - Councilwoman Macklin – We currently do not have a Senior Center in Wilkinsburg.
  - Mark Cietieo – The senior center will not made available to the public. It will not be a senior center within the premise.
  - President Shattuck – Are you anticipating a 100% Low-Income Tax Credit or a component to Mixed- Income for affordable housing?
  - Mark Cietieo – Currently there is a Section 8 housing assistance contract on the property for 96 units of 97 residence units, one unit being the manager’s unit the current contract that says existing 10-15 years remaining.
  - Jeffrey Crossman – Term extension it covers the compliance of regulatory conditions which makes it so critical.
  - President Shattuck – Advised the speakers to complete all necessary requirement up to zoning requirements and invited them to the next Capital Planning meeting next Wednesday, April 27<sup>th</sup> and prepare letters of support. Application will be submitted next March 2017.
  - Mayor Thompson – It is time to make the request for the additional Low-Income units?
  - President Shattuck – Are you speaking to continuation beyond 15 years? Contract rental assistance that runs 15 years but low-income housing tax credit would restrict the rent that they charge and the incomes that they can serve agreement that runs 15 years but an additional 30 years. That was the purpose for the additional parking spaces.
  - Vice-President Garrett – I thinks it would be a good idea to wait to hear the Planning Commission’s recommendation.
  - Mark Cietieo and Jeffrey Crossman – We accept President Shattuck’s recommendation to continue the conversations and we look forward to working with Council.
5. Discussion regarding Social Media Policy – Vice-President – Marita Garrett.

- Information has been provided to council for further discussion regarding a need for social media policy for Facebook and Twitter page. I am seeking Council's consensus to move forward to implement these informative resources to engage the community with ongoing activity and weather update, etc. throughout the borough and residential community.
  - ✓ Checked with Mt. Lebanon and spoke with a Commissioner regarding their website.
  - ✓ Seeking Council's consensus to move forward to designing the Facebook page.
  - ✓ Looking for an updated photo of the Borough Building
- Councilman Lefebvre – Who will monitor and approve items on the Facebook page? The Social Media Committee will monitor the Facebook page and Council will approve items to be placed on the page as well. We individuals be allowed to post conversation on this page?
- Please review the packet information and provide comments at the next meeting to move forward.

President Shattuck – Thank you for all your hard work we need to act tonight. Motion to approve the committee to move forward and get the Facebook page activated.

***Motion: Mr. Rose***

***Second: Ms. Macklin***

***A vote 8 -0; Motion carried.***

**Public Comment**

- 1) Kate Luxemburg – 432 Rebecca Avenue – 3 Comments
  - ✓ 100 year lease of the School District properties; leased to the Borough for community playground use. This process would be necessary to secure federal and state grant funding.
  - ✓ Today's Post-Gazette local section preserving green space in East Liberty (reads the article).
  - ✓ The people of Green Street Park thanks you for holding the public hearing.

**Old Business**

- President Shattuck – Looking to finalize the discussion regarding Arts in the Park, Councilwoman McCarthy-Johnson is absent tonight and the solicitor continues to describe the type of language specified by Council's wishes that would be required of the promoter for the contract agreement. We can approve this agreement upon contingency of the language prepared by the solicitor to meet Council's satisfaction. I recommend 5 equal payments in the amount of \$1000.00. No consensus on the payment payout.
- Mr. Lefebvre - Payment should be paid per event at a time.

***Motion on the floor to approve the Arts in the Park contract agreement contingent upon the Solicitor's review and a prepared draft agreement by the next Special Events meeting to be held next Thursday.***

***Motion: Vice-President Garrett***

***Second: Ms. Macklin***

***A vote 8 – 0; Motion carried.***

- President Shattuck – Good news, I have email confirmation that the application we submitted to the Local Government Academy (LGA) for free professional technical assistance for updating our Sustainability Plan for the Borough Building and Eastridge Library.
- Not so good news regarding the Student Intern we were hoping to get this summer. All applicants that we were hoping for has declined our offer. We are looking a one more applicant, and if this does not work out. There will be no intern for this summer.
- Ms. Macklin – Announces April 23<sup>rd</sup> Community Clean-Up and welcomes everyone to participate.
- Another announcement on April 22, 2016 all Council members are invited to meet with the County Executive – Rich Fitzgerald at 10:30 a.m. Please confirm your intent to attend.

#### **New Business**

- Assistant Borough Manager – Requested a brief executive session.

#### **Adjournment**

- President Shattuck – Announces Council will go into executive session for purpose of personnel and legal litigation. No action is expected to be taken.

Meeting Adjourned at 8:50 p.m.

---

Patrick M. Shattuck  
President Council