

# STRIP DISTRICT

— NEIGHBORS —

*Pittsburgh, Pennsylvania*

EST 1999

# TOWNHALL

WEDNESDAY, APRIL 30 | THE FRANKLIN ON PENN  
5 - 7 PM | 2817 PENN AVENUE

PRESENTED BY





A photograph of a city street scene. In the foreground, a concrete sidewalk runs along a brick building on the left. A tree trunk is in the center, and a planter bed with small stones and tulips (red and yellow) is in front of it. The background shows a street with more brick buildings and a clear sky. A white semi-transparent box is on the right side of the image, containing text.

**PAMELA  
AUSTIN**

**PRESIDENT,  
STRIP DISTRICT  
NEIGHBORS**



# AGENDA

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- WELCOME & INTRODUCTIONS
- BUSINESS BEAT
- CONSTRUCTION PULSE
- MEMBERSHIP
- COMMUNITY HUMAN SERVICES
- EVENTS
- CITY CONTROLLER'S OFFICE







# A MESSAGE FROM OUR HOST

MELISSA CRAWFORD  
FRANKLIN ON PENN



# THANK YOU!

Food provided by  
DiAnoia's Eatery





# BUSINESS BEAT



## New Businesses:

- Aruba Island Bowls Café
- The Dog Penn
- First National Bank
- Many More Asian Market
- MindFuel Method
- PetVet 365
- Steel City

## Lost Businesses:

- Cioppino and Osteria 2350
- Lefty's
- Soluna
- Shehady's Carpets & Rugs
- Bold Escape Rooms

## Coming Soon!

- Clearview Federal Credit Union
- Cueva Caimán
- Islay's
- Orr's Jewelers
- Sephora
- Social Status
- Tapville Social
- Yinzer Dogs





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**EARTH DAY  
2025-  
WE  
APPRECIATE  
YOU!**

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# COMMUNITY DEVELOPMENT

GEOFF CAMPBELL, COMMITTEE CO-CHAIR  
STRIP DISTRICT NEIGHBORS








- APPROVED/ UNDER CONSTRUCTION
- PLANNED
- NEW PROJECTS



Community Development Committee  
Construction Pulse - April 2025





**THE MAXX**  
129 Apartments  
(Under construction)

**THE ALEX**  
109 Apartments  
(Under construction)

**2854 SMALLMAN STREET**  
2 Homes  
(Planning)

**2926 SMALLMAN STREET**  
89 Apartments  
(Under construction)

**DISTRICT 29**  
243 Apartments/ Retail  
(Planning)

**STRIP DISTRICT  
RIVERFRONT PARK**  
(Pre-Planning)

**31ST STREET STUDIOS**  
750 Apartments/ Retail  
(Planning)

**SPRINGFIELD LOFTS**  
Condominiums  
(Under construction)

**PENN Multifamily**  
111 Units  
(Planning)

**LIBERTY Multifamily**  
123 Units  
(Planning)

**325 32ND STREET**  
49 Condos  
(Planning)

**3129 Liberty**  
24 Apartments  
(Under construction)

**SDN STRIP  
DISTRICT**  
— NEIGHBORS —

**28th Street to 32nd Street**  
Construction Pulse - April 2025





**ONE 21ST STREET**  
459 Units  
(Planning)

**BRICKWORKS**  
224 Apts/ 20 townhomes  
(Construction in 2025)

**PENN 23**  
21 Condominiums  
(Completed)


**50 26TH STREET**  
179 Apartments  
(Under construction)

**XWF1/ 3 CROSSINGS**  
240 Apartments  
(Planning)

**2709 PENN AVE**  
Live/ Work  
(Under construction)

**2700 PENN AVE**  
5 Townhomes  
(Under construction)



An aerial photograph of the Pittsburgh Strip District, showing a mix of historic brick buildings, modern multi-story developments, and industrial areas. A river flows through the upper right, with several bridges crossing it. A set of railroad tracks runs diagonally across the lower left. White lines with circular endpoints point from text boxes to specific locations in the district.

**Pittsburgh Walk of Fame**  
Terminal Building  
(Coming in 2025)

**HEINZ HISTORY CENTER**  
Expansion  
(Pre-planning)

**QUATRINI LAW GROUP**  
15th and Smallman  
(Under construction)

**1501 PENN AVENUE**  
Office/ Retail  
(Site demolition)

**1700 PENN AVENUE**  
54 Condos  
(Planning)

**SDN STRIP DISTRICT**  
— NEIGHBORS —

**11th Street to 21st Street**  
Construction/ Proposed Development - Jan 2025

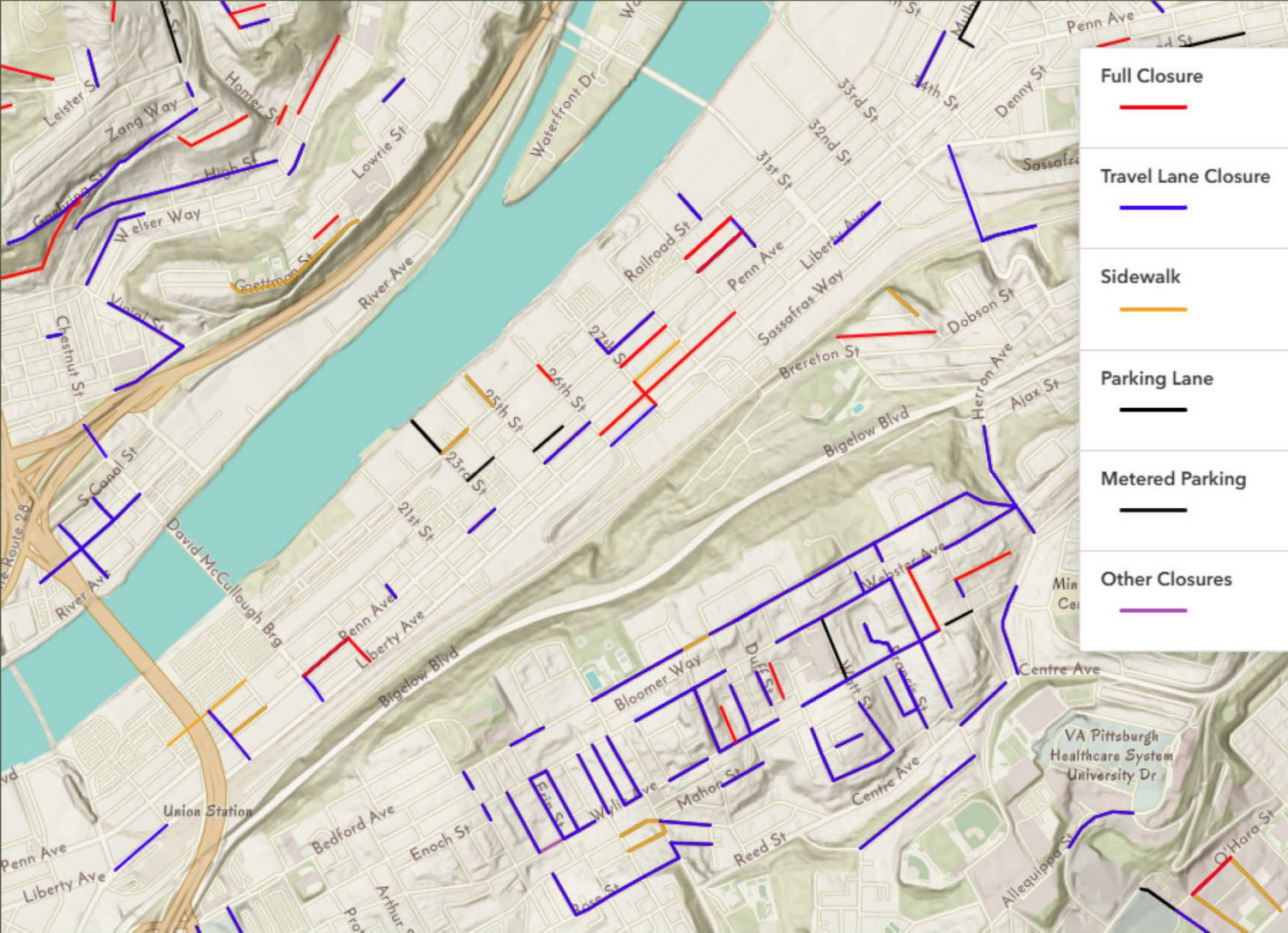


# Upcoming Road Closures

- Marathon (Liberty, Penn)  
*Closed Sunday, 5:30am to 2:15pm*
- Smallman St, 29th to 30th  
*Closed through 7/13/25*
- Spruce Way, 29th to 30th  
*Closed through 2025*
- 26th Street, RR to Spruce  
*Closed through 2025*
- Spring Way, 26th to 30th  
*Rolling through June 30*
- Penn Avenue, 16th to 17th  
*Daytime through 5/11*



<https://gis.pittsburghpa.gov/roadobstructions/>





# MEMBERSHIP

JAMES GEHLKE, TREASURER  
STRIP DISTRICT NEIGHBORS





# WELCOME NEW MEMBERS!



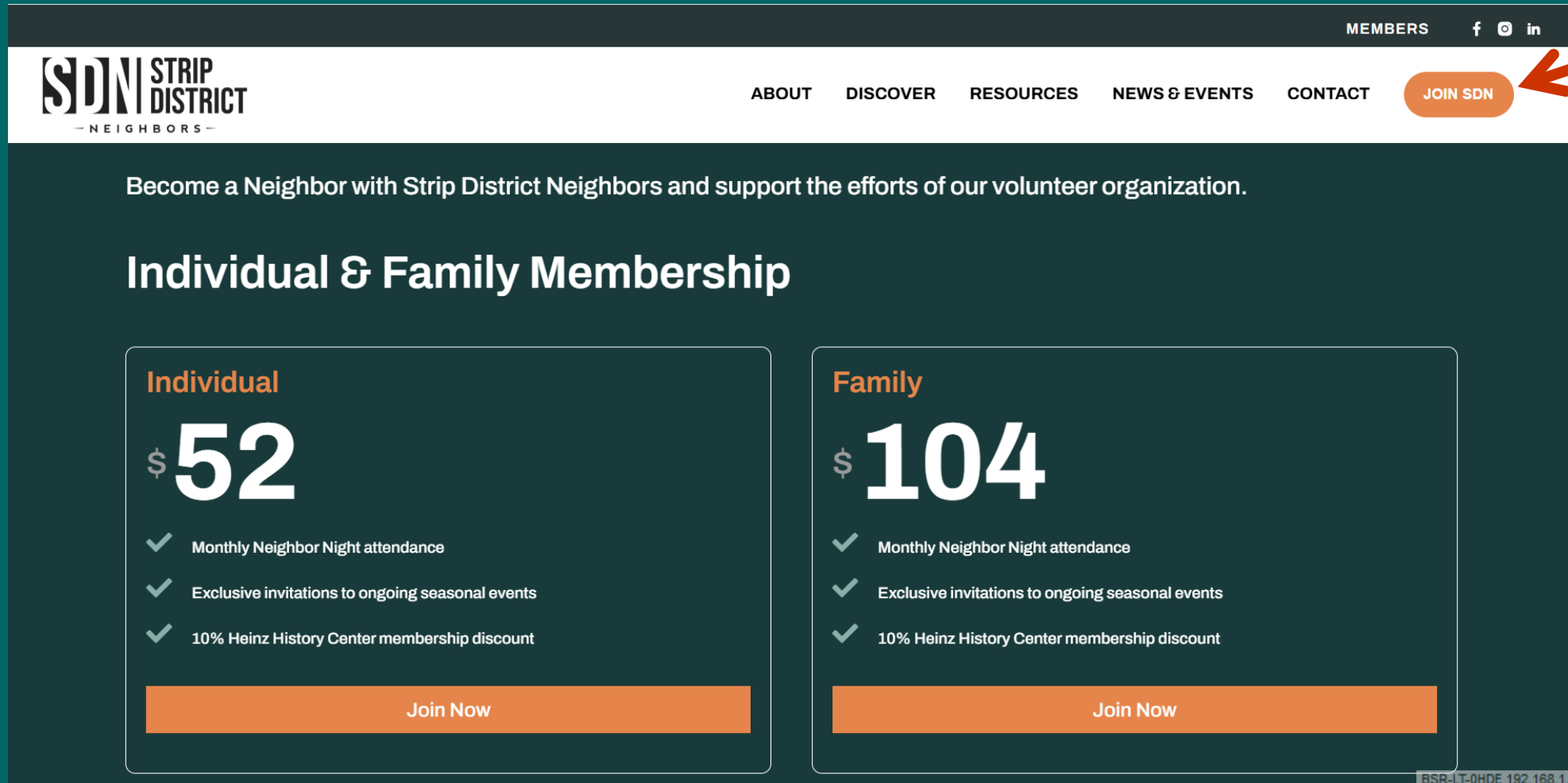
Organization Name	Membership Level
City Winery	Advocate
Fort Pitt Piano Company	Advocate
Indovina Associates Architects, LLC	Advocate
MindFuel Method	Advocate
Excelitas Technologies Corp	Attract
Charles Schwab	Engage
New City Pittsburgh	Engage
The Beck Family	Neighbor (Family)
The Bell Family	Neighbor (Family)
The Fazzini Family	Neighbor (Family)
The Gomrick Family	Neighbor (Family)
Allison Rubin	Neighbor (Individual)
Angela Gillot	Neighbor (Individual)
Anthony Dean	Neighbor (Individual)
Brenda Sigafoss	Neighbor (Individual)
Greg Monaco	Neighbor (Individual)
Harris Ferris	Neighbor (Individual)
Julia Buczynski	Neighbor (Individual)
Nancy Johnson	Neighbor (Individual)
Pamela Stanich	Neighbor (Individual)
Susan Kelly	Neighbor (Individual)

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# IT'S EASY TO JOIN AT

<https://www.stripdistrictneighbors.org/>



The screenshot shows the website for Strip District Neighbors. The header includes the logo, navigation links (ABOUT, DISCOVER, RESOURCES, NEWS & EVENTS, CONTACT), and a 'JOIN SDN' button highlighted with an orange arrow. Below the header, a banner reads: 'Become a Neighbor with Strip District Neighbors and support the efforts of our volunteer organization.' The main section is titled 'Individual & Family Membership' and features two columns. The 'Individual' column shows a price of \$52 and lists benefits: Monthly Neighbor Night attendance, Exclusive invitations to ongoing seasonal events, and 10% Heinz History Center membership discount. The 'Family' column shows a price of \$104 and lists the same benefits. Both columns have a 'Join Now' button at the bottom.

MEMBERS f o in

SDN STRIP DISTRICT  
- NEIGHBORS -

ABOUT DISCOVER RESOURCES NEWS & EVENTS CONTACT JOIN SDN

Become a Neighbor with Strip District Neighbors and support the efforts of our volunteer organization.

## Individual & Family Membership

### Individual

\$52

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount

Join Now

### Family

\$104

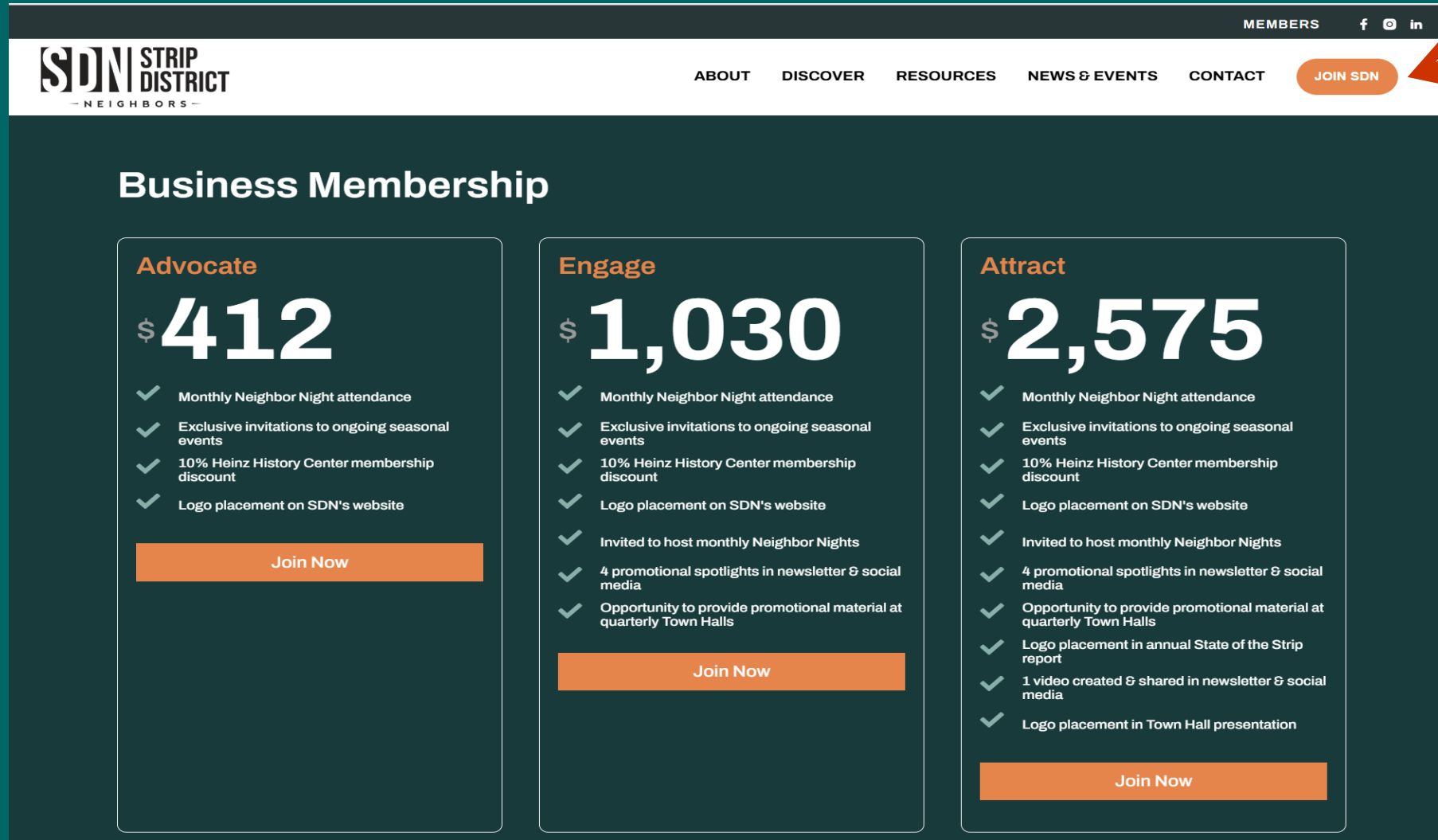
- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount

Join Now



# IT'S EASY TO JOIN AT

<https://www.stripdistrictneighbors.org/>



MEMBERS [f](#) [@](#) [in](#)

**SDN STRIP DISTRICT**  
— NEIGHBORS —

[ABOUT](#) [DISCOVER](#) [RESOURCES](#) [NEWS & EVENTS](#) [CONTACT](#) [JOIN SDN](#)

## Business Membership

### Advocate

**\$412**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website

[Join Now](#)

### Engage

**\$1,030**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website
- ✓ Invited to host monthly Neighbor Nights
- ✓ 4 promotional spotlights in newsletter & social media
- ✓ Opportunity to provide promotional material at quarterly Town Halls

[Join Now](#)

### Attract

**\$2,575**

- ✓ Monthly Neighbor Night attendance
- ✓ Exclusive invitations to ongoing seasonal events
- ✓ 10% Heinz History Center membership discount
- ✓ Logo placement on SDN's website
- ✓ Invited to host monthly Neighbor Nights
- ✓ 4 promotional spotlights in newsletter & social media
- ✓ Opportunity to provide promotional material at quarterly Town Halls
- ✓ Logo placement in annual State of the Strip report
- ✓ 1 video created & shared in newsletter & social media
- ✓ Logo placement in Town Hall presentation

[Join Now](#)



# chs

community human services

Alicia Romano  
Chief Executive Officer  
[aromano@chscorp.org](mailto:aromano@chscorp.org)

<https://chscorp.org/>



# Our History





# Our Guiding Principles

**Trauma-Informed Care (TIC)** is an approach in healthcare, education, social services, and other support systems that recognizes and responds to the impact of trauma on individuals. It emphasizes creating environments of **safety, trust, empowerment, and healing** for people who have experienced trauma.

**Harm Reduction** is a public health strategy aimed at **minimizing the negative consequences** associated with certain behaviors—especially those that involve risk, like substance use—**without necessarily requiring the behavior to stop**.

**Housing First** is an approach to ending homelessness that prioritizes **providing people with permanent housing right away**, without requiring things like sobriety, employment, or participation in treatment programs as a precondition.





Housing



Shelter



Residential



Community  
Programs





# Housing

- **ONE TIME ASSISTANCE**
  - Participants are served with assistance for the initial costs requested by prospective landlords.
- **PERMANENT SUPPORTIVE HOUSING**
  - Assists individuals with a disability and are experiencing homelessness.
- **RAPID RE-HOUSING**
  - Aims to bring an individual or family into stable housing as quickly as possible
- **INNOVATIVE HOUSING**
  - Aimed to assist individuals with special circumstances who are unstably housed.





## Residential

- **Community Bridge**  
A facility-based residential program serving up to 52 individuals at a time with assistance and supportive services in transitioning from shelter to independent housing.
- **Property Management**





## Shelter

Currently serving Downtown,  
McKeesport, Oakland &  
Beltzhoover

- **Single Shelter Beds = 100**
- **Permanent Supportive Housing = 24**
- **Family Units = 8 units/48 beds**





## Community Programs

- **CHS Food Pantry**
  - Located on Lawn St. in South Oakland
  - Serving 6,000+ individuals annually and 2,000+ households
- **CHS Community & Social Center**
  - Located at Wood Street Commons
  - Serving 30 residents/day
  - Therapy, classes, life skills, computer lab, community development, activities, and more!



Get  
Involved!

VOLUNTEER

DONATE

JOIN US AT AN  
ANNUAL EVENT



# Questions

• CONSTRUCTION PULSE

Alicia Romano  
Chief Executive Officer  
[aromano@chscorp.org](mailto:aromano@chscorp.org)

<https://chscorp.org/>





**MARKETING**

**BRADY SMITH,  
MARKETING CHAIR  
STRIP DISTRICT NEIGHBORS**



# NEIGHBOR NIGHTS

May 28- Aruba Island Bowls

August 27- Franklin Interiors

June 25- The Dog Penn (bring your canine companion!)

September 24- The Stacks

July 30- State of the Strip District,  
Huntington Bank new HQ at the  
Vision on Fifteenth\*

October 29- St. Stanislaus\*

November 26- TBD

*\*Denotes a Town Hall*



# UPCOMING COMMUNITY EVENTS

## Kingfly Spirits:

Mom's Night Out Market- May 2<sup>nd</sup> at 6:30-9:30pm

Mother's Day Sip N Script Calligraphy Class- May 7<sup>th</sup> 6:30- 8:30pm

## St. Stanislaus Kostka:

Feast of St. Anthony- June 8<sup>th</sup> at 11:00am

## The Dog Penn

Radical Trivia- Wednesdays 7-9:30pm

## De Fer Coffee and Tea

Live Music- Saturdays 6:30-8:30pm

## Cueva Caiman

Soujoun with Cueava, June 4  
at 6:30pm-8:30 pm

PROMO CODE= promo\_code\_SDN



# UPCOMING COMMUNITY EVENTS

## Heinz History Center Events:

Taste of Asia- May 11<sup>th</sup> at 11:00AM

Hidden History Trivia Night- May 15<sup>th</sup> at 6:30pm

Remake Learning Days: Handmade Museum- May 16<sup>th</sup> -19<sup>th</sup> at 10:00am

Smithsonian Lecture Series- Preserving the Space Age- May 29<sup>th</sup>

32<sup>nd</sup> Annual History Makers Awards Dinner, June 5<sup>th</sup> at 6:30pm

## The Terminal

Trivia Nights (Aslin)- Thursdays at 6:00pm

Tunes at the Terminal- Fridays at 5:00pm

Markets at the Terminal- Saturdays at 11:00am

## Barrel and Flow

August 8-10<sup>th</sup> at The Stacks at 3 Crossings [www.barrelandflow.com](http://www.barrelandflow.com)



PNC PRESENTS  
**RUSH TO CRUSH  
CANCER**

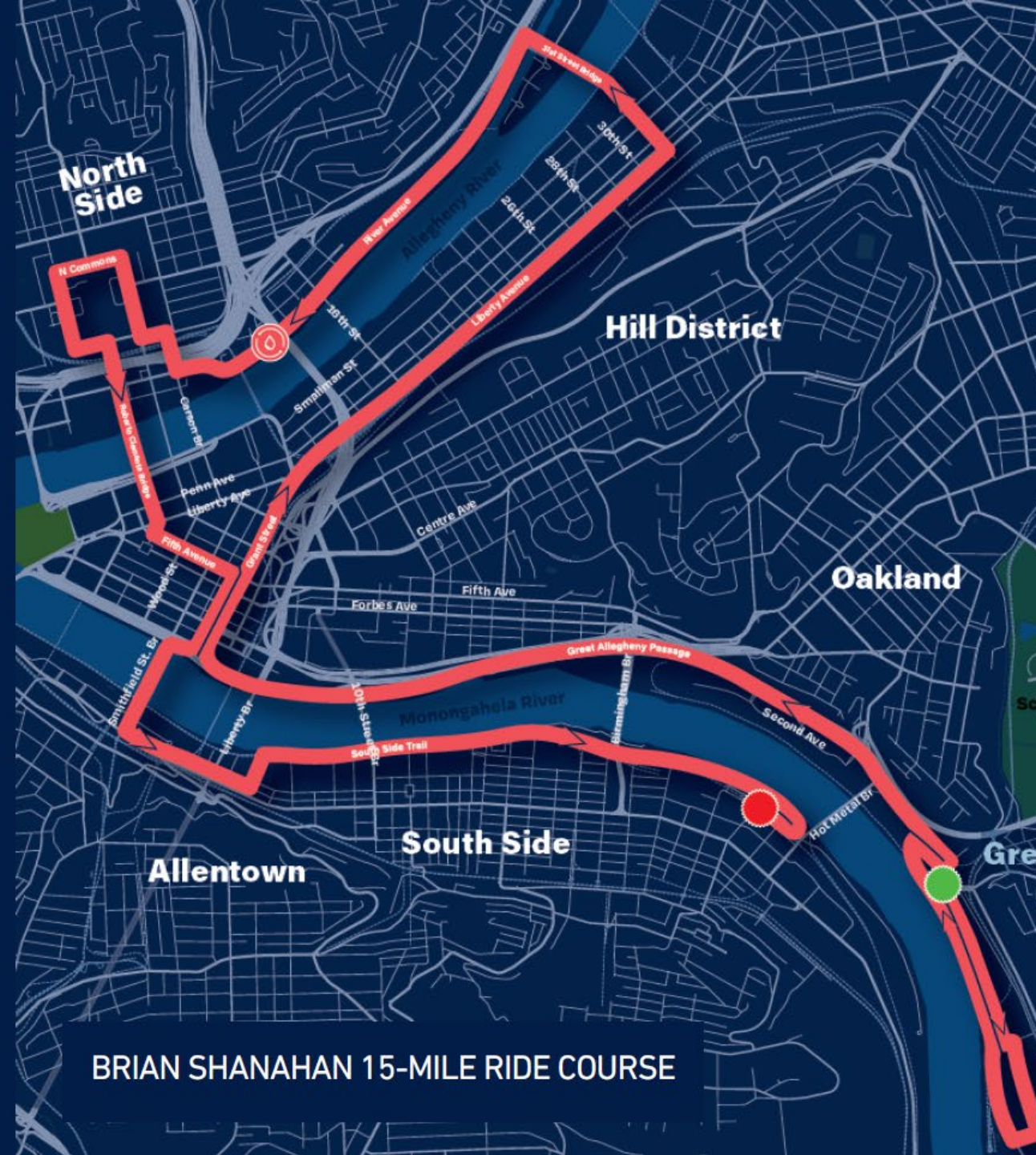
The 3<sup>rd</sup> annual Rush to Crush Cancer bike ride will take place on **Sunday, May 18, 2025**, and will feature 8, 15, 30, & 60-mile bike rides. 100% of proceeds from this event go to advancing critical cancer research in Pittsburgh.

### **STRIP DISTRICT IMPACT**

Portions of Liberty Avenue and the 31<sup>st</sup> Street Bridge will be closed to vehicle traffic between 8:00AM and 11:30AM\* for this event. Signage and police will be posted along the course to direct traffic through these closures.

For additional information about road closures for this event, please contact P3R at [info@p3r.org](mailto:info@p3r.org)

*\*All roads will reopen at 11:30AM OR once all 15-mile riders have passed through the corresponding closure—whichever occurs first.*



**BRIAN SHANAHAN 15-MILE RIDE COURSE**



DollarBank®

# THREE RIVERS ARTS FESTIVAL

 **PITTSBURGH  
CULTURAL TRUST**

FREE MUSIC + ART IN THE  
**STRIP DISTRICT!**

**JUNE 5-8**





**Becky Rickard**

Director of  
Institutional Giving

[Rickard@TrustArts.org](mailto:Rickard@TrustArts.org)

**Derek Scalzott**

Senior Director  
of Communications

[Scalzott@TrustArts.org](mailto:Scalzott@TrustArts.org)





# We're in the Strip District



More parking options in the Strip District →



-  Festival Venue
-  Road Closure
-  Brick Walkway
-  Information
-  Restroom Area
-  Parking
-  Bike Parking
-  Food

↙ More parking options in the Strip District and Downtown Pittsburgh



*susan g. komen*

**MORE  
THAN PINK**



# Susan G. Komen MORE THAN PINK WALK

## Join the Fight Against Breast Cancer

### Why this Walk Matters

- **1 in 8** women in the U.S. will be diagnosed with breast cancer in their lifetime.
- Breast cancer is the **second leading cause** of cancer death among women.
- Early detection has led to a **44% decrease** in death rates since 1989 .
- However, rates are **rising among women under 50**, increasing by 1.4% annually.

### How You Can Help

- **Walk** with us to honor survivors and remember those we've lost.
- **Fundraise** to support research, education, and patient services.
- **Spread awareness** about the importance of early detection and regular screenings.



Breast Cancer Statistics   Then & Now		
106	New cases per 100,000 women	123
31	Deaths per 100,000 women	19
76%	Five-year relative survival rate for all women	91%
77%	Five-year relative survival rate for white women	92%
65%	Five-year relative survival rate for Black women	83%

Source: [cancer today magazine](#)

### Date & Location

Sunday, May 18, 2025

Schenley Park, Pittsburgh, PA

### Map It

 [Get Directions to Schenley Park](#)

**Strip District Friends & Family**

**Lace up. Walk with purpose. Walk with heart.  
Walk to END breast cancer.**



# MARKETING

WOULD YOU LIKE TO SEE YOUR EVENT LISTED HERE AND IN OTHER STRIP DISTRICT NEIGHBORS PROMOTIONS?

EMAIL US AT  
[MARKETING@SDNPGH.ORG](mailto:MARKETING@SDNPGH.ORG)

E-Newsletter submissions must be received by the last Wednesday of each month.

E-Newsletter is published monthly, typically on the first Wednesday of each month.





# City Controller 101

Strip District Neighbors –  
April Meeting

Wednesday, April 30, 2025



# Who We Are:

The City Controller is the fiscal watchdog for the citizens of Pittsburgh and is responsible for protecting tax dollars from waste, fraud, and abuse.

As one of only two elected citywide offices, the Controller provides independent and objective oversight of all city government related finances.

We work to ensure the City's financial integrity and accountability, making Pittsburgh a better place to live and work.



# What We Do:

We are responsible for governance and conduct of key aspects of the City's financial operations, including:

- Tracking all revenues and expenditures made by the City
- Overseeing and auditing all payments made by the City
- Ensuring all funds are being appropriately tracked and spent across City government
- Reviewing City departments for inefficiencies and making recommendations to save money or improve delivery of services
- Inspecting and auditing all engineering, architectural, construction, and demolition contracts

We conduct audits and produce regular reports on the City's financial and economic condition and the operations and performance of City government.





# Recent and Future Audits:

## 2023 Popular Annual Financial Report

2024 audits and reports:

- City water fountains
- URA's Housing Opportunity Fund
- Pittsburgh Parking Authority

In-Progress & Future Audits:

- Citiparks P-Cards
- Phipps Conservatory Trust Fund
- Tax Abatement Programs (TAPs)
- Office of Film and Event Management
- Legistar, the Sunshine Act, and City Clerk
- ShotSpotter
- 911 Call Center (Joint Audit with County)



# Fiscal Health of the City:

- Debt Payments
  - 2025 and 2026 have ballooning debt payments due to loans deferred during the pandemic.
  - This year's debt payment is lower than previously anticipated.
- Challenging years ahead - 2025, 2026
  - Recovering from pandemic; American Rescue Plan funds ending
  - Shifts away from in-office work; reduced value of biggest downtown properties; major reduction in tax value
  - Historically high interest rates, fewer home sales, less tax revenue
  - Need for spending decisions to reflect uncertainty
- Fiscal Milestones
  - The City's Interest earnings have grown significantly. While some of this is attributable to American Rescue Plan funds, savvy investing and high-interest rates have provided the City with more long-term security.
  - Licenses and permits have become more profitable as we see development across the City
  - Parking revenues have rebounded to pre-pandemic levels





# 2025 Preliminary Budget:

Total budget: Spends just under \$657 million – \$29 million less (4.2%) than projected spending in 2024, first cut since 2021

Fund balance: Spends more than half of the current fund balance over the next five years (projected to be \$174 million at the end of 2024, down to \$70 million in 2029).

## Revenue:

- 2024 revenues are expected to be around \$699 million (down from \$710 in 2023).
- 2025 budget projects revenue to drop further to around \$660 million (5.5% decrease).
  - Property tax revenue expected to decrease from expected \$152 million to \$144 million next year
  - Budget projects roughly \$6 million from the facility usage fee, which is currently under a legal challenge



# 2025 Preliminary Budget:

Spending cuts include:

- Cuts the Pittsburgh Bureau of Police from 850 budgeted officers in 2024 to 800 in 2025. 900 officers were budgeted in 2019; 1,091 in 2015. The city expects to spend \$120 million on the Pittsburgh Bureau of Police in 2025. (There are currently 750 police officers in the PBP.)
- Cuts capital spending from \$159 million this year to \$117 million
- The Department of Law budget will drop by about half, after ballooning this year due to nearly \$7 million in legal judgment payouts.
- The Department of City Planning budget will decrease 46%
- The Department of Parks and Recreation budget would decrease 25%
- The Department of Public Works' Bureau of Facilities budget would decrease 21%.

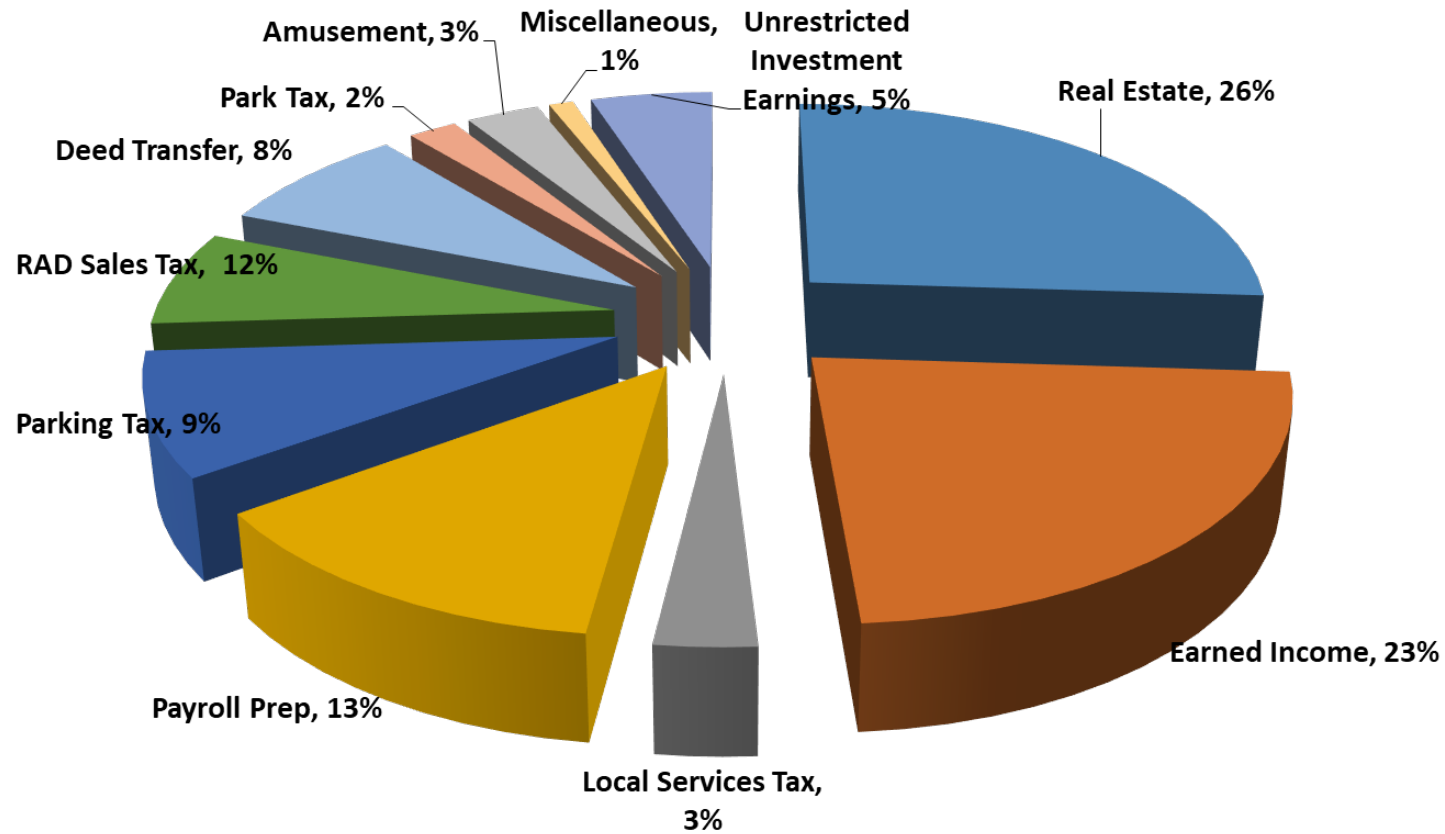
Spending increases include:

- \$3.3 million increase in paving budget
- \$1.8 million increase in demolition budget

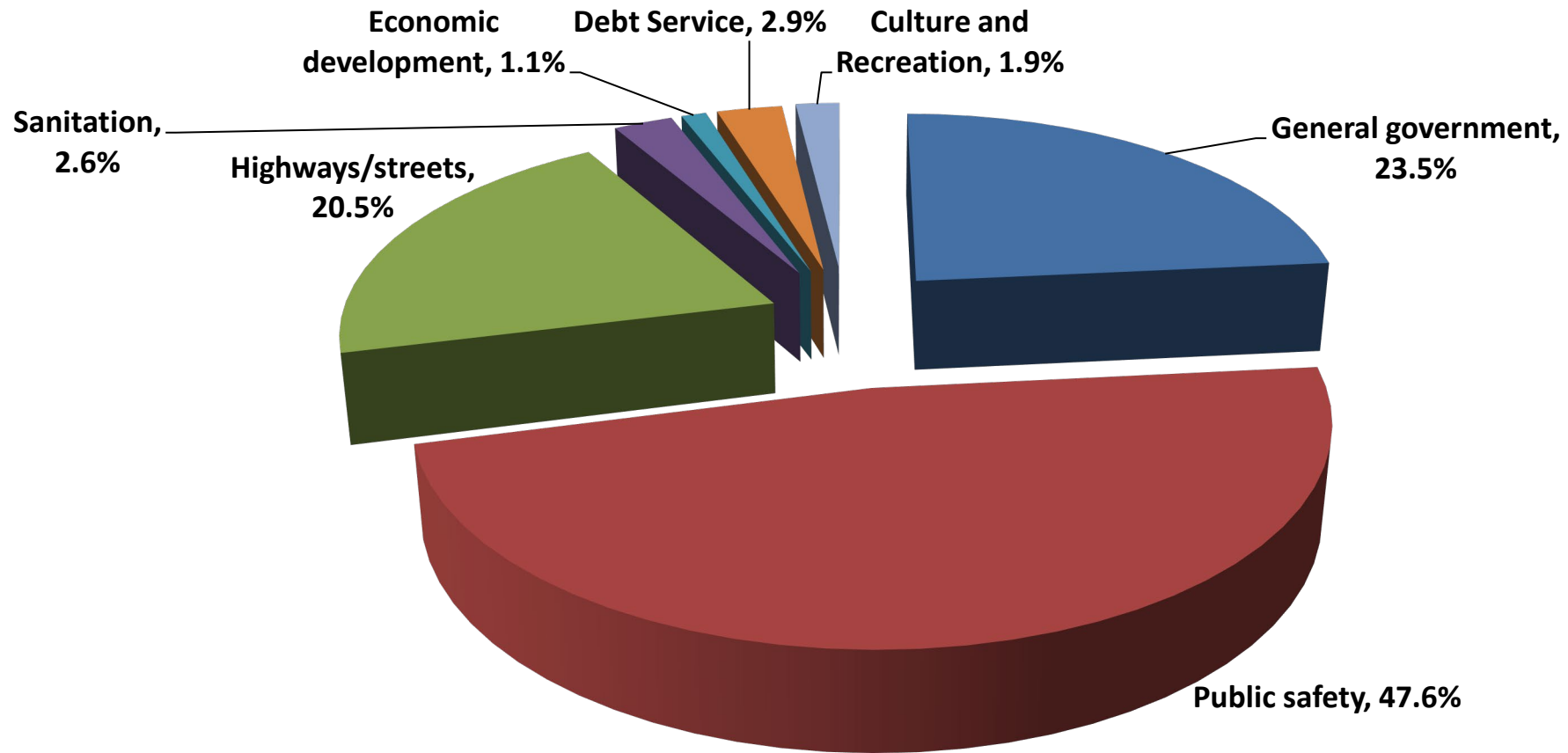




# Where our Money Comes From:



# Where your Money Goes:







# Thank you!

CITY OF PITTSBURGH  
**OFFICE OF THE CITY CONTROLLER**

Controller Rachael Heisler  
City\_Controller@pittsburghpa.gov  
412-225-2054