



UPTOWN MT. LEBANON

A Keystone Community Main Street Designation
Application 2013

Prepared by Eric Milliron





MT. LEBANON
PENNSYLVANIA

19120-0000

MUNICIPAL BUILDING
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October 23, 2013

Commonwealth of Pennsylvania
Department of Community and Economic Development
Attn: Ms. Beverly Hutzel
400 North Street, 4F
Harrisburg, PA 17120-0225

Re: Mt. Lebanon Keystone Community Main Street Designation Application

Dear Ms. Hutzel:

We are pleased to present the Mt. Lebanon Partnership's Keystone Community Main Street Designation Application.

Mt. Lebanon was a proud Main Street Achiever in the former New Community program and is eager to maintain our distinction as a Main Street Community under the new Administration. We pride ourselves on a Main Street work plan that is ambitious and achievable. We have successfully crafted an application that not only adheres to the historic preservation of our traditional downtown, but melded that philosophy with a bold vision for our future. This vision is reflected in how our efforts mirror our soon to be adopted Comprehensive Plan.

Contained within is the work of an exceptionally talented volunteer Board, a committed Commission and staff with deep roots in Main Street development. The Board represents our diverse place. Board members represent every facet from the Municipal Historic Preservation Board to involved citizenry. This application shows the melding of influences necessary to achieve meaningful community development in all senses of the word. The *partnership* in our organization's name is not just a word, it is how we accomplish goals.

Best Regards,


Jim DiGregory, Esq.
Chairman, Mt. Lebanon Partnership


Stephen Feller
Manager, Municipality of Mt. Lebanon

Identification of the Community

Mt. Lebanon is located in Allegheny County six (6) miles south of downtown Pittsburgh in the region's South Hills. Allegheny County's population stands at 1.2 million residents, of which 33,137 call Mt. Lebanon home. This is roughly 3% of the county's population and makes the Municipality one of Allegheny County's largest. The Municipality is comprised of six census statistical areas – 4731, 4732, 4733, 4734, 4735 and 4736. Mt. Lebanon hosts 14,196 total households of which 94.4% are occupied. The median household income is \$74,003. A detailed summary of Mt. Lebanon's Census data follows. Highlighted are these key data fields => Age, race, sex, ethnicity, number of households and average household income.



SOUTHWESTERN PENNSYLVANIA COMMISSION
Municipal Profile: General Population and Housing Characteristics 2010

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

1. MAJOR TOTALS

Total population	33,137
Total housing units	15,040
Total households	14,196

2. POPULATION BY GENDER

Gender	Number	% of Total
Males	15,479	46.7%
Females	17,658	53.3%

3. POPULATION BY 5-YEAR AND OTHER AGE GROUPS (IN YEARS)

Age Group	Number	Age Group	Number	Other Age Groups	Number	% of Total
Under 5	1,887	45 to 49	2,522	Total 18+	25,338	76.5%
5 to 9	2,171	50 to 54	2,856	Males 18+	11,518	34.8%
10 to 14	2,277	55 to 59	2,396	Females 18+	13,820	41.7%
15 to 19	1,991	60 to 64	2,005	Total 21+	24,659	74.4%
20 to 24	1,114	65 to 69	1,422	Males 21+	11,150	33.6%
25 to 29	1,610	70 to 74	1,153	Females 21+	13,509	40.8%
30 to 34	1,707	75 to 79	1,057	Total 62+	7,419	22.4%
35 to 39	2,014	80 to 84	1,190	Males 62+	2,938	8.9%
40 to 44	2,332	Over 84	1,433	Females 62+	4,481	13.5%

Median age
(years)
43.8

4. POPULATION: ONE RACE ONLY

Race	Number	% of Total
One race only total	32,704	98.7%
White	31,014	93.6%
Black or African American	352	1.1%
American Indian & Alaska Native	13	0.0%
Asian	1,221	3.7%
Native Hawaiian & Other Pacific Islander	8	0.0%
Some other race	96	0.3%

5. POPULATION: TWO OR MORE RACES

	Number	% of Total
Total persons of two or more races	433	1.3%
White & Black or African American	95	0.3%

6. POPULATION: HISPANIC OR LATINO

	Number	% of Total
Total Hispanic or Latino (of any race)	580	1.8%
Mexican	187	0.6%
Puerto Rican	67	0.2%
Cuban	64	0.2%
Other Hispanic or Latino	262	0.8%

8. POPULATION: NOT HISPANIC OR LATINO

	Number	% of Total
Total not Hispanic or Latino	32,557	98.2%
White alone	30,567	92.2%

7. POPULATION: RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES

Race	Number	% of Total
White	31,421	94.8%
Black or African American	482	1.5%
American Indian & Alaska Native	107	0.3%
Asian	1,427	4.3%
Native Hawaiian/Othr Pacif Islndr	21	0.1%
Some other race	141	0.4%

NOTE: the numbers may add to more than the total population and the percentages may add to more than 100% because individuals may report more than one race

9a. POPULATION IN HOUSEHOLDS AND GROUP QUARTERS

	Number	% of Total
Total population	33,137	100.0%
Population in households	32,674	98.6%
Householder	14,196	42.8%
Spouse	7,557	22.8%
Child	9,492	28.6%
Other relatives	624	1.9%
Nonrelatives	805	2.4%
Population in group quarters	463	1.4%
Institutionalized population	437	1.3%
Noninstitutionalized population	26	0.1%

9b. POPULATION IN GROUP QUARTERS BY TYPE

Institutional facilities:	
In correctional facilities for adults	0
In juvenile facilities	14
In nursing facilities/Skilled-nursing facilities	423
In other institutional facilities	0
Noninstitutional facilities:	
In college/university student housing	0
In military quarters	0
In other noninstitutional facilities	26

10. AREA IN SQUARE MILES

Total 6.0807	Land 6.0781	Water 0.0026
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SOUTHWESTERN PENNSYLVANIA COMMISSION
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11. HOUSEHOLDS BY TYPE

	<u>Number</u>	<u>% of Total</u>
Total households	14,196	100.0%
Family households (families)	8,929	62.9%
Husband-wife family	7,557	53.2%
Male householder, no wife present	302	2.1%
Female householder, no husband present	1,070	7.5%
Nonfamily households	5,267	37.1%
Householder living alone	4,739	33.4%
Householder 65 years & over	2,311	16.3%

**12. HOUSEHOLDS WITH INDIVIDUALS
OF SPECIFIED AGE**

	<u>Number</u>	<u>% of Total</u>
Households with individuals under 18 years old	4,238	29.9%
Households with individuals 65 years & over	4,446	31.3%

13. AVERAGE SIZE

Average household size	2.30	Average family size	2.98
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14a. HOUSING OCCUPANCY

	<u>Number</u>	<u>% of Total</u>
Total housing units	15,040	100.0%
Occupied housing units	14,196	94.4%
Vacant housing units	844	5.6%

14b. VACANT HOUSING UNITS BY TYPE

For rent	316	For seasonal,	
Rented, not occupied	17	occasional use	81
For sale only	184	All other vacants	189
Sold, not occupied	57		

15. HOUSING UNITS, HOUSEHOLD POPULATION, AND AVERAGE HOUSEHOLD SIZE BY HOUSING TENURE

	<u>Number of units</u>	<u>% of Total</u>	<u>Population in units</u>	<u>% of Total</u>	<u>Average household size</u>
Occupied housing units	14,196	100.0%	32,674	100.0%	2.30
Owner-occupied housing units	10,129	71.4%	25,958	79.4%	2.56
Renter-occupied housing units	4,067	28.6%	6,716	20.6%	1.65

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-ctny Region</u>	<u>Pennsylvania</u>	<u>United States</u>
Sex ratio (males per 100 females)	87.7	91.8	93.8	95.1	96.7
Median age (in years)	43.8	41.3	42.5	40.1	37.2
% of population aged 65 & over	18.9%	16.8%	17.2%	15.4%	13.0%
% of total population that is one race only	98.7%	98.2%	98.4%	98.1%	97.1%
% of population that is Hispanic or Latino	1.8%	1.6%	1.3%	5.7%	16.3%
% of population in group quarters	1.4%	2.9%	2.8%	3.4%	2.6%
Average household size	2.30	2.23	2.30	2.45	2.58
% of total housing units that are vacant	5.6%	9.4%	9.1%	9.9%	11.4%
% of occupied housing units that are owner-occupied	71.4%	64.7%	69.8%	69.6%	65.1%
Population density (persons per square mile of land)	5,452	1,676	366	284	87
Household density (house holds per square mile of land)	2,336	731	155	112	33
% minority population	7.8%	19.4%	12.4%	20.5%	36.3%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Social Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

School Enrollment by Level of School for the Population 3 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 3 years and over enrolled in school	7,443	100.0%
Nursery school, preschool	858	11.5%
Kindergarten	302	4.1%
Elementary school (grades 1-8)	3,087	41.5%
High school (grades 9-12)	1,707	22.9%
College or graduate school	1,489	20.0%

Marital Status for the Population 15 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 15 years and over	24,641	100.0%
Never married	5,267	21.4%
Now married, except separated	14,982	60.8%
Separated	399	1.6%
Widowed	1,942	7.9%
Female	1,641	6.7%
Divorced	2,051	8.3%
Female	1,284	5.2%

Veteran Status for the Civilian Population 18 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian population 18 years and over	23,341	100.0%
Civilian veterans	2,315	9.9%

Place of Birth and Citizenship Status

	<u>Number</u>	<u>% of Total</u>
Total population	30,803	100.0%
Native	29,128	94.6%
Born in U.S.	28,984	94.1%
State of residence	21,373	69.4%
Different state	7,611	24.7%
Born outside U.S.	144	0.5%
Foreign born	1,675	5.4%
Naturalized citizen	1,056	3.4%
Not a citizen	619	2.0%

Place of Birth for the Foreign-Born Population Excluding Population Born at Sea

	<u>Number</u>	<u>% of Total</u>
Total	1,675	100.0%
Europe	896	53.5%
Asia	516	30.8%
Africa	57	3.4%
Oceania	0	0.0%
Latin America	145	8.7%
Northern America	61	3.6%

Educational Attainment for the Population 25 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 25 years and over	21,868	100.0%
Less than 9th grade	148	0.7%
9th to 12th grade, no diploma	290	1.3%
High school graduate (includes equivalency)	3,109	14.2%
Some college, no degree	2,976	13.6%
Associate degree	1,328	6.1%
Bachelor's degree	7,431	34.0%
Graduate or professional degree	6,586	30.1%
Percent high school graduate or higher	98.0%	
Percent bachelor's degree or higher	64.1%	

Grandparents as Caregivers

	<u>Number</u>	<u>% of Total</u>
Grandparents living with own grandchildren under 18 years	80	100.0%
Grandparent responsible for own grandchildren under 18 years	7	8.8%

Geographical Mobility of Population 1 Year and Over Living in Area 1 Year Ago

	<u>Number</u>	<u>% of Total</u>
Total living in area 1 year ago	28,921	100.0%
Non-movers	26,997	93.3%
Moved to different house in U.S.	1,924	6.7%
Same county	1,423	4.9%
Different county	501	1.7%
Same state	292	1.0%
Different state	209	0.7%

This table provides geographical mobility for persons relative to their place of residence 1 year ago. The estimates do not include people who moved to Puerto Rico, other U.S. Island Areas, or Foreign Countries.



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Social Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Language Spoken at Home by Ability to Speak English for the Population 5 Years and Over

	<u>Number</u>	<u>% of Total</u>
Population 5 years and over	28,574	100.0%
English only	26,701	93.4%
Language other than English	1,873	6.6%
Speak English less than "very well"	458	1.6%
Spanish or Spanish Creole	386	1.4%
Speak English less than "very well"	144	0.5%
Italian	133	0.5%
Speak English less than "very well"	30	0.1%
German	253	0.9%
Speak English less than "very well"	6	0.0%
Polish	69	0.2%
Speak English less than "very well"	8	0.0%
Chinese	226	0.8%
Speak English less than "very well"	115	0.4%
All other languages	806	2.8%
Speak English less than "very well"	155	0.5%

Total Ancestry Reported (tallied for people with one or more ancestry categories reported) [20 largest in the SPC region]

	<u>Number</u>	<u>% of Total</u>
Total ancestries reported	45,313	100.0%
American	780	1.7%
Arab	468	1.0%
Croatian	299	0.7%
Czech or Czechoslovakian	195	0.4%
Dutch	333	0.7%
English	3,985	8.8%
French (except Basque)	860	1.9%
German	9,601	21.2%
Greek	554	1.2%
Hungarian	841	1.9%
Irish	7,552	16.7%
Italian	5,929	13.1%
Polish	2,555	5.6%
Russian	1,097	2.4%
Scotch-Irish	1,148	2.5%
Scottish	1,073	2.4%
Slovak	792	1.7%
Swedish	342	0.8%
Ukrainian	387	0.9%
Welsh	344	0.8%
Other ancestries	6,178	13.6%

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-nty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of population 25 years and over who are high school graduates or higher	98.0%	91.2%	89.7%	86.9%	84.6%
% of population 1 year and over who resided in area 1 year ago in same house	93.3%	86.7%	87.8%	87.7%	83.8%
% of population 1 year and over who resided in area 1 year ago in different house in same county	4.9%	9.3%	8.0%	7.7%	5.2%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Economic Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Households With Selected Types of Income

Type of income	Number of households with type of income	% of Total households	Average income per household by type of income
With earnings in the past 12 months	10,025	76.6%	\$104,783
With Social Security income in the past 12 months	4,211	32.2%	\$17,964
With Supplemental Security Income in the past 12 month	200	1.5%	\$11,420
With public assistance income in the past 12 months	145	1.1%	\$1,876
With retirement income in the past 12 months	2,530	19.3%	\$28,443
Total households	13,085	(This is total households, NOT the sum of the households above; a household may fall into more than one of the above "type of income" categories)	

Families by Family Income in the Past 12 Months (in 2009 Inflation-Adjusted Dollars)

	Number	% of Total		Number	% of Total
Families	8,418	100.0%	\$45,000 to \$49,999	255	3.0%
Less than \$10,000	51	0.6%	\$50,000 to \$59,999	463	5.5%
\$10,000 to \$14,999	56	0.7%	\$60,000 to \$74,999	660	7.8%
\$15,000 to \$19,999	108	1.3%	\$75,000 to \$99,999	1,200	14.3%
\$20,000 to \$24,999	129	1.5%	\$100,000 to \$124,999	1,442	17.1%
\$25,000 to \$29,999	175	2.1%	\$125,000 to \$149,999	908	10.8%
\$30,000 to \$34,999	294	3.5%	\$150,000 to \$199,999	982	11.7%
\$35,000 to \$39,999	212	2.5%	\$200,000 or more	1,196	14.2%
\$40,000 to \$44,999	287	3.4%			

Poverty Status in the Past 12 Months of Families by Type and Persons by Age for Whom Poverty Status is Determined

	Below poverty level	At or above poverty level	Total	% of Total below poverty
All families	126	8,292	8,418	1.5%
Married couple	86	7,300	7,386	1.2%
Male householder, no wife present	0	238	238	0.0%
Female householder, no husband present	40	754	794	5.0%
All persons	1,029	29,458	30,487	3.4%
Persons under 18 years	201	7,261	7,462	2.7%
Persons 18 to 64 years	532	17,193	17,725	3.0%
Persons over 64 years	296	5,004	5,300	5.6%

Miscellaneous Income Data [in the past 12 months (in 2009 inflation-adjusted dollars)]

Median family income	Per capita income	Median earnings for the full-time, year-round civilian employed population 16 year and over, by sex:	
\$105,491	\$43,515	Males	Females
		\$79,051	\$49,364



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Economic Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Employment Status for the Population 16 Years and Over

	<u>Ages 16 to 64 years</u>		<u>Ages 65 years and over</u>		<u>Ages 16 years and over</u>		<u>Total</u>
	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	<u>Males</u>	<u>Females</u>	
Population	8,988	9,700	2,087	3,495	11,075	13,195	24,270
In labor force	7,675	6,986	617	412	8,292	7,398	15,690
In Armed Forces	0	0	Not applicable		0	0	0
Civilian labor force	7,675	6,986	617	412	8,292	7,398	15,690
Employed	7,338	6,660	609	412	7,947	7,072	15,019
Unemployed	337	326	8	0	345	326	671
Percent of civilian labor force	4.4	4.7	1.3	0.0	4.2	4.4	4.3
Not in labor force	1,313	2,714	1,470	3,083	2,783	5,797	8,580

Industry for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>		<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	15,019	100.0%	Finance & insurance, & real estate & rental & leasing	1,818	12.1%
Agriculture, forestry, fishing and hunting, and mining	24	0.2%	Professional, scientific, & management, & administrative & waste management services	2,551	17.0%
Construction	575	3.8%	Educational services, and health care and social assistance	3,883	25.9%
Manufacturing	1,069	7.1%	Arts, entertainment, & recreation, & accomodation & food services	1,009	6.7%
Wholesale trade	726	4.8%	Other services, except public administration	560	3.7%
Retail trade	1,225	8.2%	Public administration	548	3.6%
Transportation and warehousing, and utilities	524	3.5%			
Information	507	3.4%			

Occupation for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	15,019	100.0%
Management, professional, and related	8,656	57.6%
Service	1,387	9.2%
Sales and office	3,998	26.6%
Farming, fishing, and forestry	0	0.0%
Construction, extraction, maintenance, and repair	451	3.0%
Production, transportation, and material moving	527	3.5%

Class of Worker for the Civilian Employed Population 16 Years and Over

	<u>Number</u>	<u>% of Total</u>
Civilian employed population 16 years and over	15,019	100.0%
Private for-profit wage and salary	10,118	67.4%
Private not-for-profit wage and salary	2,197	14.6%
Local government	1,017	6.8%
State and federal government	609	4.1%
Self-employed in own not incorporated business	1,060	7.1%
Unpaid family worker	18	0.1%

NOTE: employment and worker data pertain to place of residence, not place of work



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Economic Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Households by Household Income in the Past 12 Months (in 2009 Inflation-Adjusted Dollars)

	<u>Number</u>	<u>% of Total</u>
Households	13,085	100.0%
Less than \$10,000	484	3.7%
\$10,000 to \$14,999	554	4.2%
\$15,000 to \$19,999	466	3.6%
\$20,000 to \$24,999	535	4.1%
\$25,000 to \$29,999	560	4.3%
\$30,000 to \$34,999	527	4.0%
\$35,000 to \$39,999	468	3.6%
\$40,000 to \$44,999	689	5.3%
\$45,000 to \$49,999	493	3.8%
\$50,000 to \$59,999	840	6.4%
\$60,000 to \$74,999	964	7.4%
\$75,000 to \$99,999	1,559	11.9%
\$100,000 to \$124,999	1,560	11.9%
\$125,000 to \$149,999	1,062	8.1%
\$150,000 to \$199,999	1,011	7.7%
\$200,000 or more	1,313	10.0%

Median household income in the past 12 months
(in 2009 inflation-adjusted dollars) \$74,003

Means of Transportation to Work for Workers 16 Years and Over

	<u>Number</u>	<u>% of Total excluding worked at home</u>
Total excluding worked at home	13,849	100.0%
Car, truck, or van -- drove alone	10,320	74.5%
Car, truck, or van -- carpooled	1,089	7.9%
Public transportation (excluding taxicab)	1,906	13.8%
Bicycle	18	0.1%
Walked	378	2.7%
Taxicab, motorcycle, or other means	138	1.0%
Average travel time (in minutes) to work excluding worked at home	27.4	
		<u>% of Workers 16 years and over</u>
Worked at home	857	5.8%
Workers 16 years and over	14,706	100.0%

NOTE: Workers include members of the Armed Forces and civilians who were at work last week

NOTE: employment and worker data pertain to place of residence, not place of work

Comparison of selected data items for different areas

<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of civilian labor force (ages 16 and over) that is unemployed	4.3%	6.5%	6.4%	6.8%	7.2%
% of commuters who drove alone excluding worked at home	74.5%	73.4%	79.8%	79.1%	79.1%
Average travel time (in minutes) to work excluding worked at home	27.4	24.9	24.9	25.4	25.2
Median household income in the past 12 months (in 2009 inflation-adjusted dollars)	\$74,003	\$46,641	\$49,184	\$49,737	\$51,425



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Housing Units in Structure

	<u>Number</u>	<u>% of Total</u>
Total housing units	13,857	100.0%
1 unit, detached	9,477	68.4%
1 unit, attached	632	4.6%
2 units	515	3.7%
3 or 4 units	120	0.9%
5 to 9 units	587	4.2%
10 to 19 units	517	3.7%
20 to 49 units	699	5.0%
50 or more units	1,310	9.5%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%

Year Structure Built

	<u>Number</u>	<u>% of Total</u>
Total housing units	13,857	100.0%
Built 2005 or later	47	0.3%
Built 2000 to 2004	357	2.6%
Built 1990 to 1999	304	2.2%
Built 1980 to 1989	834	6.0%
Built 1970 to 1979	787	5.7%
Built 1960 to 1969	1,846	13.3%
Built 1950 to 1959	2,906	21.0%
Built 1940 to 1949	2,150	15.5%
Built 1939 or earlier	4,626	33.4%
Subtotal: built before 1970	11,528	83.2%

Rooms

	<u>Number</u>	<u>% of Total</u>
Total housing units	13,857	100.0%
1 room	105	0.8%
2 rooms	322	2.3%
3 rooms	915	6.6%
4 rooms	1,385	10.0%
5 rooms	1,338	9.7%
6 rooms	2,669	19.3%
7 rooms	2,549	18.4%
8 rooms	2,250	16.2%
9 or more rooms	2,324	16.8%
Median number of rooms	6.6	

Occupied Housing Units by Year Householder Moved into Unit

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	13,085	100.0%
Moved in 2005 or later	2,775	21.2%
Moved in 2000 to 2004	2,987	22.8%
Moved in 1990 to 1999	3,185	24.3%
Moved in 1980 to 1989	1,886	14.4%
Moved in 1970 to 1979	1,184	9.0%
Moved in 1969 or earlier	1,068	8.2%

Value of Owner-Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	10,005	100.0%
Less than \$50,000	100	1.0%
\$50,000 to \$69,999	88	0.9%
\$70,000 to \$89,999	280	2.8%
\$90,000 to \$99,999	236	2.4%
\$100,000 to \$124,999	855	8.5%
\$125,000 to \$149,999	1,358	13.6%
\$150,000 to \$174,999	1,400	14.0%
\$175,000 to \$199,999	1,220	12.2%
\$200,000 to \$249,999	1,607	16.1%
\$250,000 to \$299,999	959	9.6%
\$300,000 to \$399,999	907	9.1%
\$400,000 to \$499,999	497	5.0%
\$500,000 to \$749,999	376	3.8%
\$750,000 to \$999,999	81	0.8%
\$1,000,000 or more	41	0.4%

Median Value of Owner-Occupied Housing Units \$189,000

House Heating Fuel for Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	13,085	100.0%
Utility gas	11,543	88.2%
Bottled, tank, or LP gas	125	1.0%
Electricity	1,033	7.9%
Fuel oil, kerosene, etc.	137	1.0%
Coal or coke	0	0.0%
Wood	16	0.1%
Solar energy	0	0.0%
Other fuel	133	1.0%
No fuel used	98	0.7%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Vehicles Available for Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	13,085	100.0%
No vehicles available	960	7.3%
1 vehicle available	4,911	37.5%
2 vehicles available	5,747	43.9%
3 vehicles available	1,094	8.4%
4 vehicles available	255	1.9%
5 or more vehicles available	118	0.9%

Occupants Per Room for Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	13,085	100.0%
1.00 or less	13,065	99.8%
1.01 to 1.50	0	0.0%
1.51 or more	20	0.2%

Gross Rent of Renter-Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	3,080	100.0%
With cash rent	2,968	96.4%
Less than \$200	25	0.8%
\$200 to \$399	145	4.7%
\$400 to \$599	711	23.1%
\$600 to \$799	873	28.3%
\$800 to \$999	466	15.1%
\$1,000 to \$1,999	636	20.6%
\$2,000 or more	112	3.6%
No cash rent	112	3.6%
Median gross rent for renter-occupied housing units paying cash rent	\$697	

Selected Characteristics for Occupied Housing Units

	<u>Number</u>	<u>% of Total</u>
Total occupied housing units	13,085	100.0%
Lacking complete plumbing facilities	21	0.2%
Lacking complete kitchen facilities	70	0.5%
No telephone service available	156	1.2%

Mortgage Status and Selected Monthly Owner Costs

	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	10,005	100.0%
Housing units with a mortgage	6,598	65.9%
Less than \$200	0	0.0%
\$200 to \$399	37	0.4%
\$400 to \$599	81	0.8%
\$600 to \$799	126	1.3%
\$800 to \$999	387	3.9%
\$1,000 to \$1,999	3,377	33.8%
\$2,000 to \$2,999	1,893	18.9%
\$3,000 or more	697	7.0%
Housing units without a mortgage	3,407	34.1%

Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

	<u>Number</u>	<u>% of Total</u>
Total owner-occupied housing units	10,005	100.0%
Less than 20.0 percent	5,191	51.9%
20.0 to 24.9 percent	1,403	14.0%
25.0 to 29.9 percent	1,013	10.1%
30.0 to 34.9 percent	553	5.5%
35.0 percent or more	1,810	18.1%
Not computed	35	0.3%

Gross Rent as a Percentage of Household Income in the Past 12 Months

	<u>Number</u>	<u>% of Total</u>
Total renter-occupied housing units	3,080	100.0%
Less than 20.0 percent	859	27.9%
20.0 to 24.9 percent	513	16.7%
25.0 to 29.9 percent	324	10.5%
30.0 to 34.9 percent	241	7.8%
35.0 percent or more	1,020	33.1%
Not computed	123	4.0%



SOUTHWESTERN PENNSYLVANIA COMMISSION

Municipal Profile: Selected Housing Characteristics 2005-2009

State: Pennsylvania

County: Allegheny

Municipality: Mount Lebanon Township

Comparison of selected data items for different areas

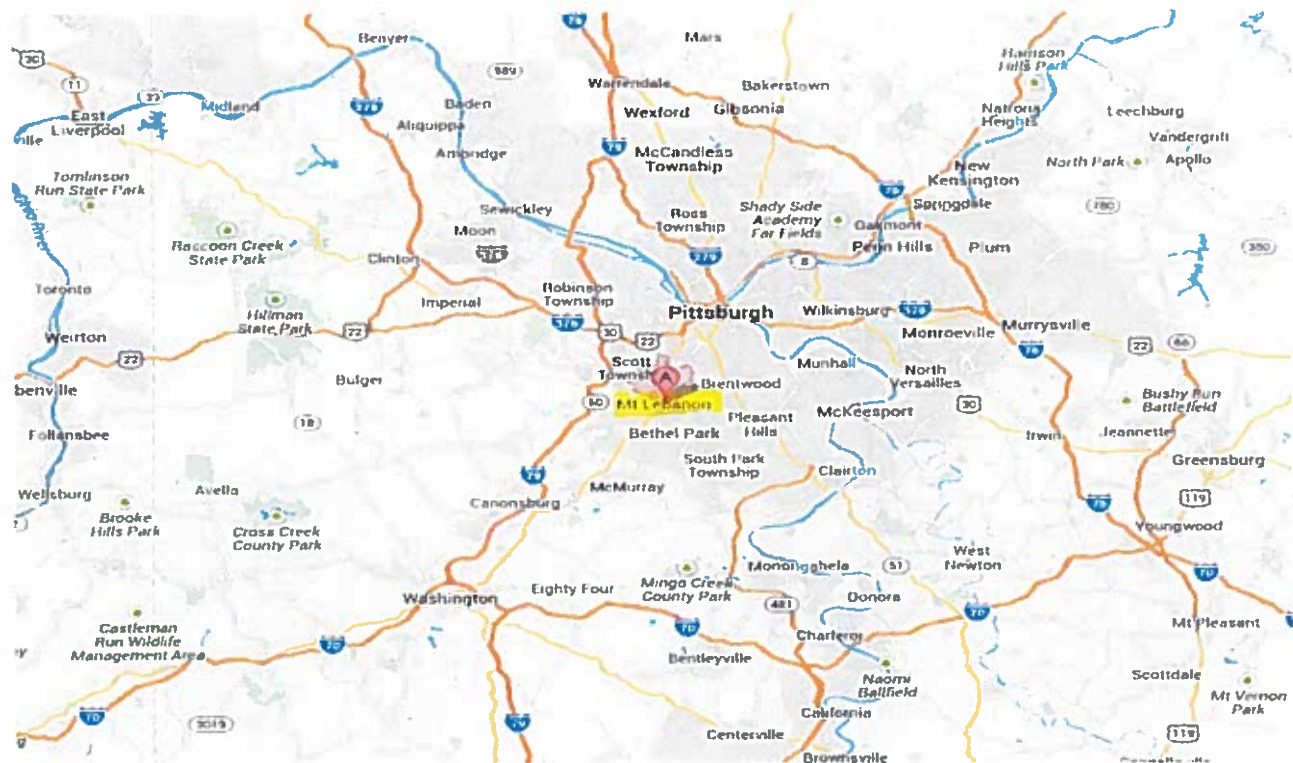
<u>Data Item</u>	<u>This Municipality</u>	<u>This County</u>	<u>SPC 10-cty Region</u>	<u>Pennsylvania</u>	<u>United States</u>
% of total housing units that are single-family units (Single-family units include 1 unit, attached; 1 unit, detached; mobile home; and boat, RV, van, etc.)	73.0%	72.7%	79.3%	79.6%	74.1%
% of total housing units that were built before 1970	83.2%	74.3%	67.7%	61.5%	43.4%
% of occupied housing units with no vehicles available	7.3%	14.6%	11.0%	11.2%	8.8%
Median value of owner-occupied housing units	\$189,000	\$110,300	\$111,024	\$152,300	\$185,400
Median gross rent for renter-occupied housing units paying cash rent	\$697	\$676	\$630	\$716	\$817
% of owner-occupied housing units where the selected monthly owner costs are 30% or more of household income in the past 12 months	23.6%	24.9%	23.5%	26.7%	29.9%
% of renter-occupied housing units where the gross rent is 30% or more of household income in the past 12 months	40.9%	44.5%	42.7%	43.3%	46.2%

Mt. Lebanon is part of the Department of Community and Economic Development's (DCED) Southwestern Region. The community is not located in a state heritage area; however, it is pursuing recognition by the National Trust for Historic Preservation and is working closely with our local Pennsylvania Historical and Museum Commission staff person. We anticipate this designation in 2014.

Mt. Lebanon is part of the Pittsburgh Region which places the community within 500 miles of nearly half of the United States buying power, low labor and housing costs, 36 colleges and universities, \$3 billion invested in R&D annually and the region is repeatedly touted as one of the best places to live and work in the United States. The Pittsburgh Region encompasses ten counties surrounding and including Allegheny County.

The Municipality's basic trade area is comprised of Pittsburgh's South Hills. This includes, but is not limited to – Mt. Lebanon, Bethel Park, Upper St. Clair, Dormont, Castle Shannon, Green Tree, Scott and southern neighborhoods of the City of Pittsburgh.

The principal business center of Mt. Lebanon is called "Uptown". Uptown is the Central Business District (CBD) and home to well over 100 businesses. Washington Road (SR19) is the primary transportation arterial; however, it is also served by Port Authority bus service and light rail. The township is known locally and nationally as a 'walking community'. Therefore, many people walk to and about Washington Road. The district has two large parking structures, numerous publically owned lots and on-street parking. Uptown is a mix of eclectic boutique shopping, professional services, government and fine dining establishments.



Mt. Lebanon is home St. Clair Hospital, Bogner and Company, Rolliers Hardware, regionally recognized dining and health care nodes, a “Main Street” with a high density of complementing uses and sits on an active light rail line. Springhill Suites is erecting a \$15 million hotel at 611 Washington Road and the Municipality is aggressively pursuing an air rights transit-oriented development above the Mt. Lebanon Station.

Rolliers Hardware – Rolliers Hardware has been in business since 1953 and is Washington Road’s anchor retailer. Rolliers’ had 445,000 sales transactions in 2012 (Brick + Mortar: 300,000 – Online 145,000). Rolliers’ sales were \$13,400,000 in 2012 (Brick + Mortar: \$7.5M – Online \$5.9M). Rolliers attracts customers from far beyond Mt. Lebanon’s borders. Its customers are seeking high quality/hard-to-find merchandise. Additionally, Rolliers staff is highly qualified to answer a wide range of customer inquiries. Old fashioned customer service and an emphasis on quality have enabled this retailer to have a vibrant on street presence on Washington Road while also growing a robust e-commerce profile nationally.

- 35 Employees
- 300,000 annual customers
- \$13.4M in annual sales

Springhill Suites Marriott – In 2014 Uptown Mt. Lebanon will be home to a 108 room Springhill Suites Marriott. This addition to our Main Street will bring thousands of out of town guests to our CBD. Springhill choose Washington Road for our vibrant Main Street, light-rail access to downtown Pittsburgh and proximity to the growing natural gas industry to our immediate south. We are already recognizing the economic impacts of this \$15M investment by new business starts, renovations to existing high-rises and merchant enthusiasm for Washington Road’s future.

- 20 Employees
- 45,000 guests per year
- \$4M in revenues

Light Rail – Uptown Mt. Lebanon is home to a major Port Authority Light Rail Station. This station connects our Main Street to our South Hills neighbors, downtown Pittsburgh and the attractions of the North Shore (Heinz Field, PNC Park, Casino and Science Center). This station is a top Commission priority moving into the 2014-2018 planning cycle. The Municipality and Mt. Lebanon Partnership are actively pursuing a Transit Oriented Development (TOD) in air rights acquired by the Municipality in the 1980’s. Should the air rights project actualize, it would be a significant enhancement to the Main Street mix.

To add additional goals, copy lines 47 to 90 and paste to cell A 92.

Program / Project Output	For PDC						
	Activity 1						
	Activity 2						
Program / Project Output	For PDC						
	Activity 1						
	Activity 2						

To add new goals after plan approval by DCED enter below:

Date ORGANIZATIONAL & SUSTAINABILITY STRATEGY UPDATES:

PROMOTION									
Plan	Year(s) of Activity					Cost	Participating Partners	Funding Source(s)	Comments
Narrative #	DCED Pro Yr.	1	2	3	4	5	(if applicable)		
	Fiscal Year								
Enter Five Year Objectives Related to this Goal Below:	Activity 1								Space below is for PDC to insert comments
	Activity 2								
	Activity 3								
	Activity 4								
	Activity 5								

Program / Project Output	Activity 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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ORGANIZATION										
Program / Project Output	Actual	Year(s) of Activity					Cost	Participating Partners	Funding Source(s)	Comments
For PDC							(if applicable)			
Goal 2: To have Board effectively communicate to community the results of Main Street program. Board will use all tools to celebrate Main Street accomplishments and promote the Main Street method.	DCEd Pro Yr.	1	2	3	4	5				Space below is for PDC to insert comments
Plan	Local Org Fiscal Year	2014	2015	2016	2017	2018				
Narrative #	Enter Five Year Objectives Related to this Goal Below: Appointed Board Members attend Main Street trainings to better understand Main Street programming thereby becoming knowledgeable ambassadors	Activity	→	•	•	•				
Program / Project Output	Board utilizes emerging technologies to amplify Main Street accomplishments	Projected								
		Actual								
		For PDC		Δ	→	•	•	•		
		Projected								
		Actual								
Program / Project Output	Main Street program aggregates our multiple websites into one	For PDC								
		Activity		Δ	→	•	•	•		
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Program / Project Output		Activity								
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Program / Project Output		Actual								
		For PDC					</			

To add new goals after plan approval by DCED enter below:

ORGANIZATION

[illegible]

To add additional goals, copy lines 96 to 130 and paste to cell A 132.

DO NOT ENTER ANY ADDITIONAL INFORMATION BELOW THIS LINE

Total Five Year Cost For this Function

\$ 20,000

To add new goals after plan approval by DCED enter below:

ORGANIZATIONAL & SUSTAINABILITY STRATEGY UPDATES		Date

Plan Narrative #	New Goal No X.	DCED Pro Yr.	1	2	3	4	5	(if applicable)	Participating Partners	Funding Source(s)	Comments
		Local Org. Fiscal Year									
Enter Five Year Objectives Related to this Goal Below:											
Space below is for PDC to insert comments											

Narrative	Local Org.	Space below is for PDC to insert comments				
#	Fiscal Year					
Enter Five Year Objectives Related to this Goal Below:						

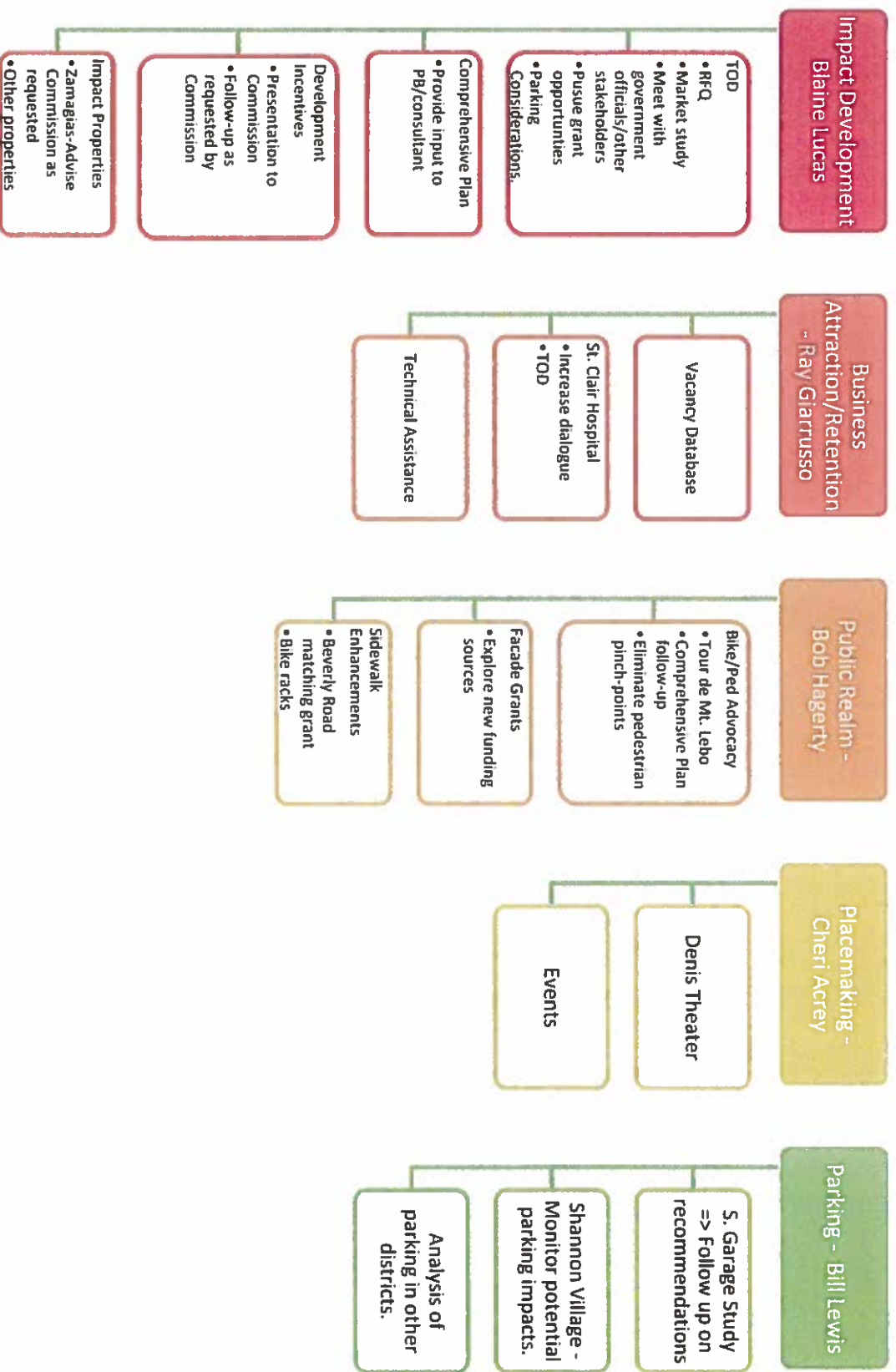
[illegible]

Program / Project Output	Actual		Planned		Variance	
	Actual	Planned	Actual	Planned	Actual	Planned
For PDC						

[illegible][illegible]

Program / Project Output

Economic Development Council – Work Plan 2013



Five Year Strategy: Complement to the Overall Community Development Strategy

Mt. Lebanon's Main Street approach is not only recognized in the Municipality's soon to be adopted Comprehensive Plan, but it is woven into the fabric of the document. The Chair of the Mt. Lebanon Partnership sat on the Economic Development/Infrastructure Advisory Group, the community input spoke clearly to the importance of our commercial districts and our Five Year Workplan syncs with many core objectives of Mt. Lebanon 's ten year strategy.

Following are select pages from *Elevate Mt. Lebanon – Mt. Lebanon's 2013 Comprehensive Plan/September Public Review Draft*; however, we think much of the connection between our Main Street approach and the Comprehensive Plan can be summed up with the following quotation from an online survey:

*"I really believe that the sense of community in Mt. Lebanon is wonderful. I would really like to see Mt. Lebanon become a progressive green community (recycling/composting/reduce waste) ; continue to emphasize and improve community neighborhoods, and parks; **support local, independent retail establishments; keep its centers (Beverly/Washington) vibrant and interesting with lots of social events; preserve historic buildings to retain its historic look; increase walk/run/bike friendliness; keep and increase its options for ease of public transportation (bus,T)** not only to downtown but business centers like Robinson and Southpointe; and continue to maintain the quality of its schools."*

elevate mt lebanon

Mt. Lebanon's 2013 comprehensive plan

September Public Review Draft



looking beyond today's horizon

Advisory Group #1 – Community Assets

James Cappucci, Library Board

Robert Hedin, Environmental Sustainability Board

Dianne Wainwright, Community Relations Board

Doug Braunsdorf, resident

Bill Callahan, Historic Preservation Board

John Vogel, Parks Advisory Board

Advisory Group #2 – Economic Development/ Infrastructure

Jim DiGregory, Mt. Lebanon Partnership

Sonya Schutte, business representative

Raymond Giarrusso, Economic Development Council

Joel Cluskey, Historic Preservation Board

Bill Lewis, Parking Facilities

John Linkosky, Zoning Hearing Board

Janet Meub, Traffic Board

Advisory Group #3 – Impact

Stephen Feller, Municipal Manager

Susan Morgans, Public Information Office

Cissy Bowman, Mount Lebanon School District

Ronald Davis, Mount Lebanon School District

Josephine Posti, Mt. Lebanon School Board

Scott Goldman, Mt. Lebanon School Board

James Bentz, business representative

Gerry Dudley, resident



Elevate

Looking beyond today's horizon

restaurants

washington road

high school

schools

elementary

clearview commons

churches

recreation

bird park

main park

● walking

library

community

parks

dixon field

playgrounds

people

sidewalks

children

public safety

municipal building

families

tree lined streets

neighborhoods

farmers market

homes

residential areas

football

first fridays

parades

events

municipality communication and media

Elevate

Looking beyond today's horizon





elevate mt lebanon

Mt. Lebanon's comprehensive plan

"I really believe that the sense of community in Mt. Lebanon is wonderful.

I would really like to see Mt. Lebo:

become a progressive **green** community (recycling/composting/reduce waste); remain beautiful (many well kept street trees); continue to emphasize and improve **community**, neighborhoods, and parks; support local, independent retail establishments; keep its centers (Beverly/Washington) **vibrant** and **interesting** with lots of social events; preserve historic buildings to retain its historic look; increase **walk/run/bike** friendliness; keep and increase its options for ease of **public transport** (bus, T) not only to downtown but business centers like Robinson and Southpointe; and continue to maintain the quality of its **schools**.

These are **hopes** I have for Mt. Lebanon, and the **reasons** I wanted to move here."

—online survey



Elevate

Looking beyond today's horizon

Community introduction

Mt. Lebanon's beginnings, like most of southwestern Pennsylvania, were tied to many of the historical events that helped to shape the region. Community historians have identified that Mt. Lebanon was once part of the vast hunting grounds used by the Delaware and Shawnee Indians. The Northern Europeans who settled on these grounds in the late 18th century were primarily farmers who made whiskey from their crops of corn and rye. Many of these farmers joined others across western Pennsylvania and Ohio to boycott the whiskey excise tax and Mt. Lebanon is still recognized for its part in the Whiskey Rebellion of 1794.

In the 1880s a United Presbyterian Church Minister, Reverend Joseph Clokey, brought two Cedar of Lebanon trees from the Holy Land to his home on Bower Hill. When the local Post Office was founded nearby, it took its cue from those two trees on the hill and named the Post Office "Mount Lebanon" later becoming the name for the community. In the early 1900s, the first street car arrived from Pittsburgh on a single track that ended at Cedar Boulevard. This occurred during the electric streetcar and railroad era of suburban growth in the United States. The rail line and the stations that evolved during this time period would be the catalyst for many of the suburbs that formed along the corridors leading into the cities. This direct route into the city would catapult Mt. Lebanon into a highly desirable suburb.

Based upon Historical Society of Mt. Lebanon accounts and the 2013 Historic Resources Survey Form prepared for the Municipality (within the next few following paragraphs), the Mt. Lebanon residents' desire for improvements like street crossings, boardwalks, streetlights, fire and police protection, and improved schools reflected the increasingly suburban character of the township

as opposed to its decidedly rural neighbors. For a portion of its history, Mt. Lebanon was a part of the much larger St. Clair Township, then Upper St. Clair and finally Scott Township until 1912, when the citizens of the Mt. Lebanon area of Scott Township voted to incorporate what is now Mt. Lebanon under the legislative act providing for the establishment of a "First Class Township" government.

In 1912, the new Mt. Lebanon Township was home to 1,705 residents and only six automobiles. Many of Mt. Lebanon's residents joined in a campaign supporting the construction of a traffic tunnel leading from Pittsburgh through Mt. Washington to the South Hills to improve access and support development. A total of at least six separate tunnel projects were proposed and contemplated before the county finally decided in 1919 on the current site of the Liberty Tubes. The competing interests of different South Hills communities, land speculators, and businessmen resulted in a "geographical partisanship" that manifested in the creation of organized lobbying groups including the South Hills Board of Trade (1908) and its splinter group the South Hills Tunnel Association, which sponsored the alternative that would best suit Mt. Lebanon's interests. In the meantime, speculators, developers, and local landowners in Mt. Lebanon began a frenzy of subdividing former farm properties into residential plans in advance of the tunnel. Images from this time depict the rush to develop Mt. Lebanon as an automobile suburb. When the Liberty Tubes, "the world's first long automobile traffic tunnel," finally opened in 1924 (at a location that did indeed benefit Mt. Lebanon's interests), its impact on the South Hills was dramatic. The opening of the Liberty Tubes in 1924 not only increased transportation access to the city, but sparked a residential building boom in the rolling hills south of the city as well.

Between 1920 and 1930, the population of Mt. Lebanon went from 2,258 to 13,403, marking an increase of approx. 500%. Stemming from these historical decisions and actions, tree lined streets, homes with varying character, neighborhoods ranging in intensities, a nationally recognized public education system and a variety of parks and recreation facilities continually attract and retain Mt. Lebanon residents. Many of these amenities are mentioned in the future goals and objectives of the Mt. Lebanon Comprehensive Plan. Physical characteristics and walkability are key features of daily life in the Municipality and are fundamental to the community's identity. Foremost, it is intergenerational, community-wide events, such as the 2012 Fourth of July celebration on Washington Road, that continue to evolve and reinforce the Municipality's true "sense of place."

Varying architectural styles, densities and price ranges are characteristics of Mt. Lebanon's many neighborhoods. About 75% of the homes in the Municipality are owner occupied, and 25% are renter occupied. Residents who participated in the comprehensive plan's public involvement events expressed desire that a mix of housing opportunities remain to 1) preserve the community's residential character; 2) complement commercial/service districts; and 3) encourage new ways to stimulate growth along the major transportation corridors.

The Municipality and its residents recognize the importance of continued economic vitality while preserving the character of its various business districts. These areas have helped to attract and retain residents who, in turn, have helped sustain local businesses.

Mt. Lebanon's livelihood has and will continue to be tied to its system of transportation. Easy access exists between the City of Pittsburgh and many other communities in the surrounding region. These types of corridors are home to each of the numerous business districts of Mt. Lebanon. However, like many other communities, traffic volumes, speeds and pedestrian-oriented routes are ever present considerations along regional-scale and local corridors in the Municipality. Mt. Lebanon is the



only first-ring suburb within the Pittsburgh region that offers its residents such an array and extent of options for mobility.

Related to all of these things - sense of place, housing, economic growth, transportation networks - is infill development. Infill development is generally defined as development of vacant or remnant urban land passed over by previous development. During the coming decade, infill development will shape opportunities for both private and public sector success.

Activities in focus

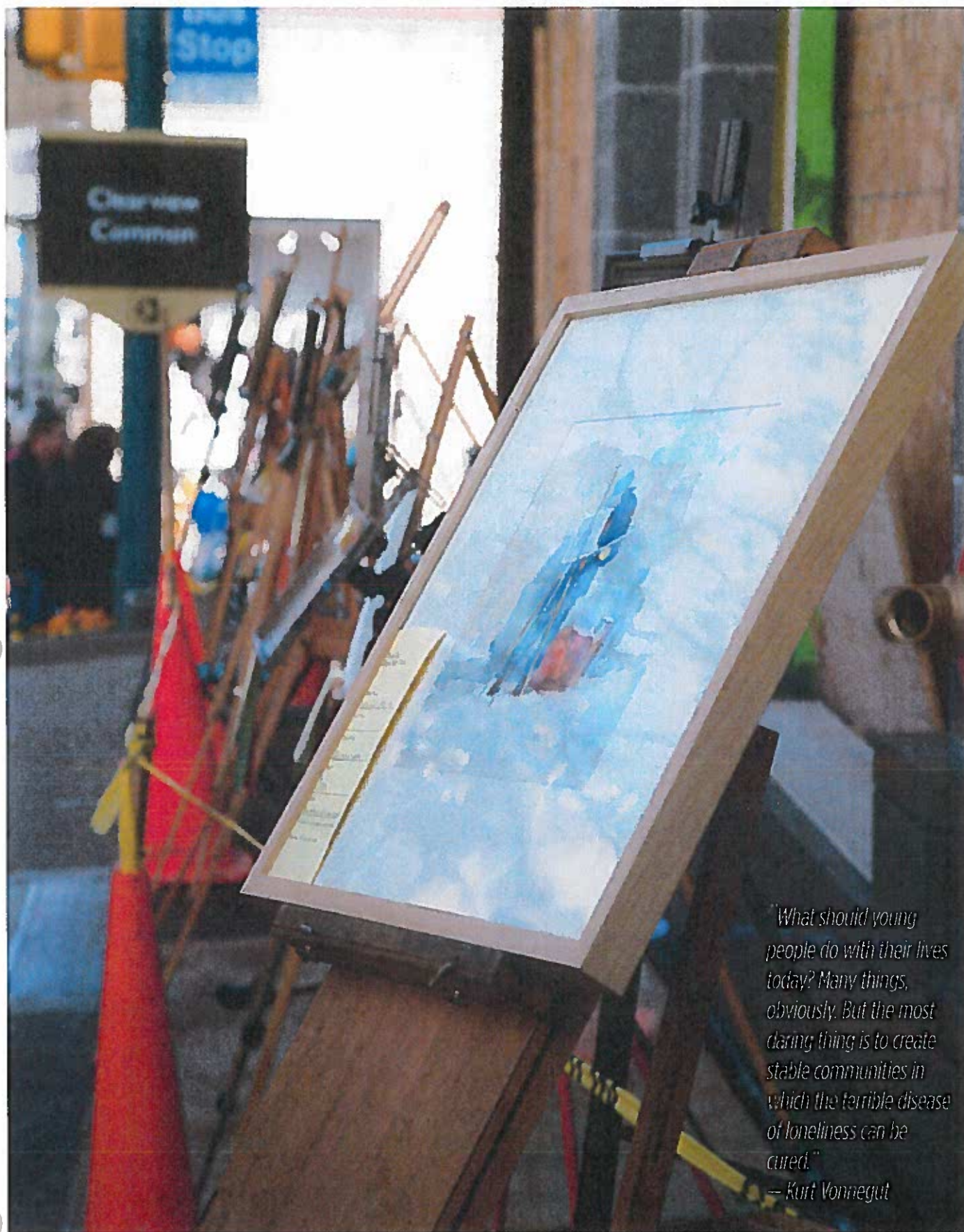
As part of the Comprehensive Plan outreach, a participant noted a commonly expressed desire "We need to provide things that are beneficial to people in a range of ages and different family situations. Variety in our community is important." It is an enriching aspect of life within Mt Lebanon to know that opportunities in the Municipality are plentiful. A sampling of ways to get engaged in Mt Lebanon's community life include:

Community Relations Board
Denis Theatre Foundation
Economic Development Council
Environmental Sustainability Board
Historic Preservation Board
Mt Lebanon Extended Day Program
Mt Lebanon Fire Department
Mt Lebanon Historical Society
Mt Lebanon Junior Women's Club
Mt Lebanon Library
Mt Lebanon Nature Conservancy
Mt Lebanon Police Association
Mt Lebanon School District
Mt Lebanon Sunrise Rotary
Mt Lebanon Teen Center
Mt Lebanon Village
Newcomers' & Neighbors' Club of Mt. Lebanon
Parks Advisory Board
Outreach Teen & Family Services
Recreation Center
St Clair Hospital
Sports Advisory Board
Traffic Board
Veteran's Memorial Funding Committee
Associations include:

- * Mt Lebanon Baseball Association
- * Mt Lebanon Basketball Association
- * Mt Lebanon Football Association
- * Mt Lebanon Hockey Association
- * Mt Lebanon Ice Hockey Leagues
- * Mt Lebanon Lacrosse
- * Mt Lebanon Soccer Association
- * Mt Lebanon Softball Associations
- * Mt Lebanon Aqua Club-Swim Team

The Mt. Lebanon Partnership is an all volunteer board dedicated to sustaining Mt. Lebanon's long standing reputation as an ideal place to live, work and play. The Partnership is the host organization of the National Trust for Historic Preservation's Main Street program which provides services to both Beverly Road and Uptown's Washington Road. The Partnership organizes numerous activities which benefit the residents and businesses of the community such as: Uptown's Farmers' Market, UltraParty, Tour de Lebo, Winterfest, Plein Air Mt. Lebanon. Additionally, the Partnership provides the community with access to governmental and foundation grants to sustain our vibrant business districts via streetscape improvements and façade grants. In the past and anticipated for the future, the Partnership has been classified as a 501(c)(3).

The Mt. Lebanon Community Endowment is a 501(c)(3) charitable organization and was established to build and manage a permanent fund to bridge the growing gap between shrinking budgets and the increasing costs of maintaining the community's character. Its objective is to provide a sustainable philanthropic vehicle that preserves and enhances the community for current and future generations. The Endowment seeks to work collaboratively with donors and the community, providing an opportunity for individuals, families, and organizations to leave a lasting legacy for the very community that fostered their own growth and prosperity. The Endowment supports the community by making grants to programs, organizations and individuals in need.



"What should young people do with their lives today? Many things, obviously. But the most daring thing is to create stable communities in which the terrible disease of loneliness can be cured."

— Kurt Vonnegut

● Maintain Mt. Lebanon's character while accommodating new



vitality in mt lebanon

Objective 1: Maintain and enhance the appearance and integrity of the community's built environment.



\$\$

Action 1: Evaluate existing zoning, land development, building and maintenance codes to audit and understand potential impacts of construction and infill/redevelopment and the balance between preserving the integrity of the established neighborhoods.

- ⇒ Partners: Planning Office, Commissioners, Economic Development Council/Economic Development/Commercial Districts Office, Real Estate Community, Historic Preservation Board, Parking Facilities Board, Public Information Office/mtl media
- ⇒ Possible Funding: General Fund, Local Government Academy, Foundations

Symbol Legend



Immediate



Short-Term



Medium-Term



Long-Term



Ongoing

\$

\$0-\$5,000

\$\$

\$5,000-\$20,000

\$\$\$

\$20,000-\$100,000

\$\$\$\$

\$100,000+

+

Project scale to be determined

growth, redevelopment and evolving housing needs.

Action 2: Conduct a Design Workshop series with resident design professionals and neighborhood representatives to formulate and sketch a series of infill/addition alternatives with specific focus on front yard encroachments.



- ⇒ Partners: Planning Office, Public Information Office/mtl media, Historic Preservation Board
- ⇒ Possible Funding: Staff Time, Internship Opportunity, General Fund, Design Center, Foundations

Action 3: Amend Municipal design guidelines to incentivize the provision of enhancements to the public realm when private development occurs.



- ⇒ Partners: Planning Office, Commissioners, Commercial Districts Office, Historic Preservation Board, Parking Facilities Board
- ⇒ Possible Funding: General Fund, Local Government Academy, Foundations

Action 4: Expand the landlord databases for commercial and residential properties to strengthen avenues of communication and contact with landowners regarding matters and effects of development condition, care and safety.



- ⇒ Partners: Planning Office, Inspection Office and Economic Development/ Commercial Districts Office
- ⇒ Possible Funding: Staff Time

Action 5: Institute more frequent code enforcement throughout the Municipality to take a proactive approach to maintenance.



- ⇒ Partners: Inspection Office
- ⇒ Possible Funding: Staff Time, Fees

Action 6: Work with the Historic Preservation Board to establish local historic districts, with emphasis on the parts of the community eligible for National Register of Historic Places designation.



- ⇒ Partners: Planning Board, Planning Office, Historic Preservation Board, Historical Society of Mount Lebanon
- ⇒ Possible Funding: Staff Time

Action 7: Conduct a joint meeting of the Planning Board and Historic Preservation Board to discuss and identify potential places, parameters and mechanisms associated with historic preservation in the community.



- ⇒ Partners: Planning Board, Planning Office, Historic Preservation Board, Historical Society of Mount Lebanon



⇒ Possible Funding: Staff Time

Action 8: Assist the Historical Society of Mt. Lebanon with efforts to identify a space to improve its ability to better serve the community.

- Consider the Historical Society's request regarding the McMillan House and potential space alternatives dated 11/13/12.
 - ⇒ Partners: Planning Board, Planning Office, Historic Preservation Board, Historical Society of Mount Lebanon
 - ⇒ Possible Funding: Staff Time

Objective 2: Become a recognized regional leader in encouraging and guiding the development of quality infill housing and provision of adequate housing to meet the needs of all demographics.



Action 1: Update the Zoning Ordinance (i.e. setbacks, garages and driveways) where flexibility and options are lacking, to encourage use and reuse of existing housing stock rather than tear-downs.

- Encourage enhancements to existing housing stock and accessibility enhancements through incentives.
 - ⇒ Partners: Planning Office, Commissioners, Historic Preservation Board
 - ⇒ Possible Funding: Local Government Academy, Foundations



Action 2: Meet regularly with real estate professionals to provide municipal information and marketing materials. Compile and analyze data up-to-date trends in development/redevelopment to maintain a current understanding of how Municipal Codes and other government actions and regulations can impact development and redevelopment.

- ⇒ Partners: Planning Office, Public Information Office/mtl media, Historic Preservation Board, Parking Facilities Board
- ⇒ Possible Funding: Staff Time



Action 3: Collect and compare data from performance benchmarks to understand current patterns between housing, socio-economic and municipal services.

- ⇒ Partners: Planning Office
- ⇒ Possible Funding: Staff Time



Action 4: Conduct a community survey and meet with realtors to identify any gaps in available housing and non-residential options; use data to shape opportunities for housing infill/redevelopment opportunities.

- Reinstitute Real Estate Breakfasts to survey/discuss market trends and opportunities.
 - ⇒ Partners: Planning Office, Public Information Office/mtl media, Urban Land Institute, NAIOP
 - ⇒ Possible Funding: Staff Time

Objective 3: Encourage strengthened vitality of the community and business districts



\$\$

Action 1: Issue and pursue an RFQ/RFP for mixed-use air rights development over the LRT station to encourage new development consistent with the recommendations of the 2008 Transit Revitalization Investment District Study.

- Work with Commercial Districts Manager and the Economic Development Council to identify possible funding opportunities and tools.
- Identify possible public/private partnership opportunities.
- Work to facilitate required Port Authority approvals related to infrastructure, operational issues, station upgrades and incorporation of additional multi-modal components.
 - ⇒ Partners: Planning Office, Commissioners, Economic Development Council/Economic Development/Commercial Districts Office, Parking Facilities Board, PennDOT, PAT
 - ⇒ Possible Funding: Staff Time, Foundations



\$

Action 2: Explore the feasibility and benefits of other public-private investment opportunities within the community; pursue and follow-through with opportunities as they arise.

- ⇒ Partners: Planning Office, Commissioners, Economic Development Council/Economic Development Department, Commercial Districts Office, Port Authority, Urban Land Institute, NAIOP
- ⇒ Possible Funding: Staff Time



\$

Action 3: Vitalize our business districts by creating a strategic plan for Uptown and Beverly Road.

- ⇒ Partners: Planning Office, Commissioners, Economic Development Council/Economic Development Department, Commercial Districts Office, Community Businesses
- ⇒ Possible Funding: Staff Time



\$

Action 4: Use technology such as software applications to map location of merchants/promotions, encourage facade improvements and use of upper floors, and continue/expand events to attract people to Uptown and Beverly Road

- ⇒ Partners: Planning Office, Commissioners, Public Works, Economic Development Council/Economic Development Department, Commercial Districts Office, Community Businesses

"A home here is a solid financial investment."

"Rental housing is affordable."

"I love the brick streets, sidewalks, and tree lined streets. All the houses are different."

—Resident Survey

Check it out

Other communities are working to explore and enrich public-private partnerships:

www.ncppp.org

www.ndcPPP.org

of this Comprehensive Plan, residents have expressed varying outlooks and perspectives on the potential types of improvements and associated responsible funding and management of these facilities. Discussions about pursuing or not pursuing construction of additional fields (real versus artificial turf), expanding or not expanding formal spaces for off-leash exercise areas as well as expanding areas and care for native plantings within park settings are opportunities for further detailed discussion and evaluation.

"Housing, safety, community, parks, schools, pool, ice rink, golf course, etc. are all part of a package that draws people here. Neglecting any of these will lessen the appeal of this community."

"We need more recreational activities geared towards adults without children."

—Resident Survey

Principles and outcomes of these discussions are anticipated to identify ways to create synergy with existing local organizations and facilities while maximizing efficiency in budget and space. Determine the interest of the school district in becoming a greater partner in the development of or sharing resources in other ways.

Cultural and Historic Preservation

Every community should generate its own identity in order to attract and keep residents in addition to fostering appropriate development. To create or strengthen this identity, communities must assess what strengths or elements are available for promotion.

Mount Lebanon Historical Society, established in 1998, is a non-profit organization whose goal is to

The Municipality's Capital Improvement Plan identifies nearly \$8,000,000 in recreation-related improvements slated for 2013 of which are 75% funded through revenues and non-tax sources.

interpret and preserve the history of Mt. Lebanon. The historical society's mission states, "the society will also foster a knowledge and appreciation of that history among its members and the general public. The society will carry out research, exhibit, publications, and interpret projects to accomplish its purpose. The society may, from time to time, acquire real property, artifacts, and other objects consistent with its purpose, according to generally accepted museum practice and in keeping with proper operation of the society."

Mt. Lebanon's Historic Preservation Board focuses on:

- Historic preservation
- Identifying significant structures or sites within the municipality
- Recommending a historic marker system
- Recommending nominations for the National Register of Historic Places
- Monitoring developments in historic preservation
- Working to educate Mt. Lebanon property owners on preservation issues
- Other tasks related to preserving the community

Completed over a series of phases ending in 2007, the Mt. Lebanon Cultural Resource Survey represents a successful partnership among several entities with an interest to advance preservation values and action and to maintain a high quality of life in the community. From this Survey, thousands of potential opportunities for viewing history in a new have within the Municipality have emerged. The Municipality plays a role in supporting preservation of Mt. Lebanon's unique collection of resources. It is the job of the Historic Preservation Board to define those roles and to promote the participation of all public departments to ensure that the value of Mt. Lebanon's architectural character is

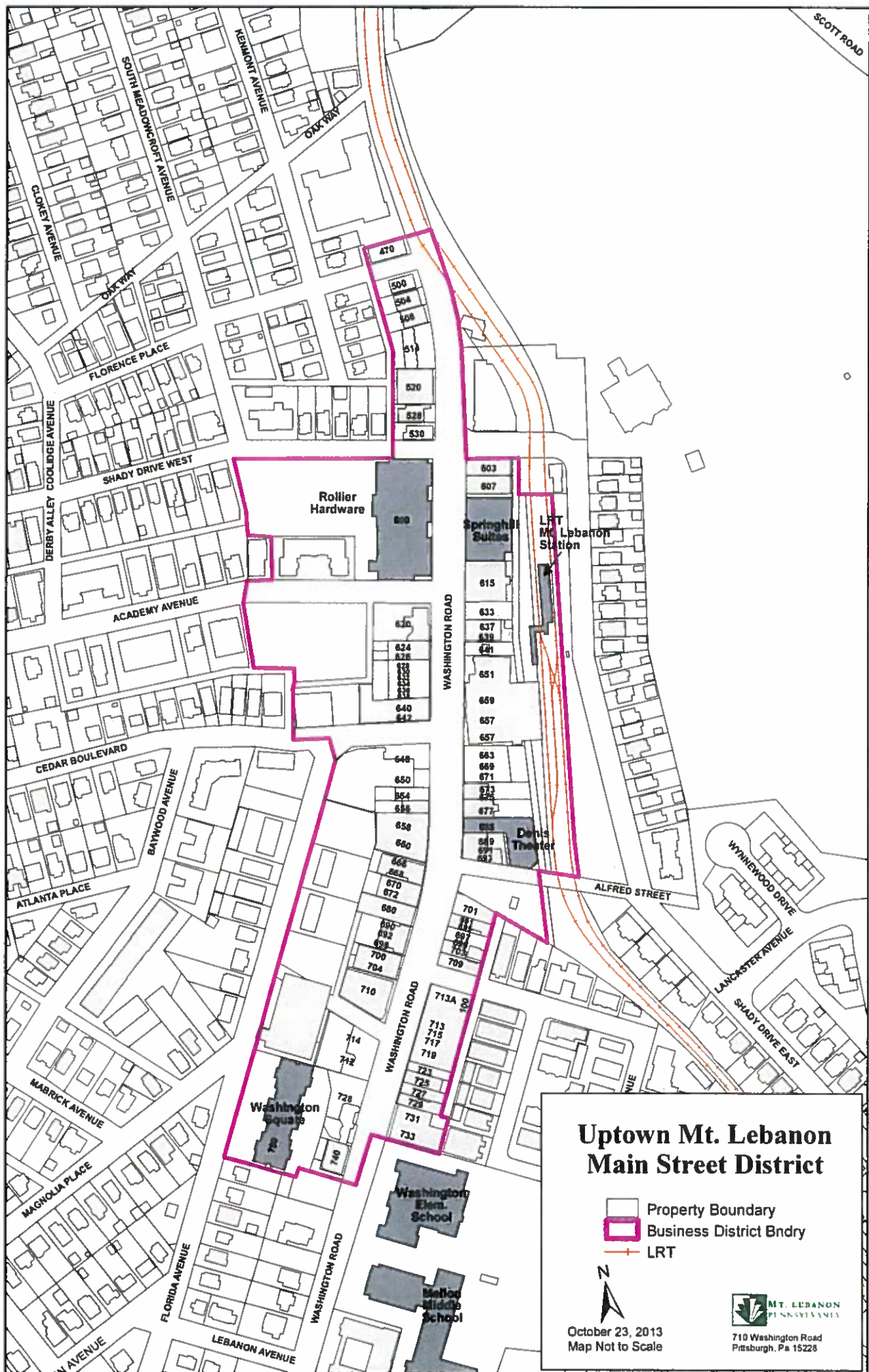
(PDC PROVIDED) KEYSTONE COMMUNITIES PROGRAM: ORGANIZATIONAL SUSTAINABILITY FUNDING PLAN - Page 1

		Enter Org. Fiscal Year	Year 1		Year 2		Year 3		Year 4		Year 5		PDC/DCEd	Total Projected Admin Revenue
			2014	PDC/DCEd	2015	PDC/DCEd	2016	PDC/DCEd	2017	PDC/DCEd	2018	PDC/DCEd		
Section 1: Projected Revenue														
1	Membership Dues		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
2	Local Government Contributions													
2a	Municipal Support		\$ 10,000		\$ 10,000		\$ 5,000		\$ 5,000		\$ 5,000		\$ 35,000	
2b	County Support												\$ -	
2c	Other Municipal Support		\$ 174,710		\$ 139,050		\$ 143,221		\$ 147,518		\$ 151,944		\$ 756,443	
	Total Local Government Support		\$ 184,710		\$ 149,050		\$ 148,221		\$ 152,518		\$ 156,944		\$ 791,443	
3	Improvement District Assessments		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
4	Admin Share of NAP Tax Credit Revenue													
4a													\$ -	
4b													\$ -	
4c													\$ -	
4d													\$ -	
4e													\$ -	
	Total Tax Credit Contributions		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
5	Special Events													
5a	Ultra Party		\$ 20,000		\$ 20,000		\$ 20,000		\$ 20,000		\$ 20,000		\$ 100,000	
5b	Plein Air Pittsburgh		\$ 10,000		\$ 10,000		\$ 10,000		\$ 10,000		\$ 10,000		\$ 50,000	
5c	Farmers' Market		\$ 10,000		\$ 10,000		\$ 10,000		\$ 10,000		\$ 10,000		\$ 50,000	
5d	Winterfest		\$ 5,000		\$ 5,000		\$ 5,000		\$ 5,000		\$ 5,000		\$ 25,000	
5e													\$ -	
	Total Special Event Income		\$ 45,000		\$ 45,000		\$ 45,000		\$ 45,000		\$ 45,000		\$ 225,000	
6	Foundation Support													
6a													\$ -	
6b													\$ -	
6c													\$ -	
6d													\$ -	
	Total Foundation Support		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
7	Rental Income													
7a													\$ -	
7b													\$ -	
	Total Rental Income		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
8	Other Revenue Sources		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	

TOTAL ORGANIZATIONAL SUSTAINABILITY INCOME		\$	229,710	\$	194,050	\$	193,221	\$	197,518	\$	201,944	\$	1,016,443
(PDC PROVIDED) KEYSTONE COMMUNITIES PROGRAM: ORGANIZATIONAL SUSTAINABILITY FUNDING PLAN - Page 2													
Calendar Year		Year 1	Year 2	Year 3	Year 4	Year 5	Total						
		2014	2015	2016	2017	2018	Projected						
							Admin Revenue						
TOTAL ORGANIZATIONAL SUSTAINABILITY INCOME		\$ 229,710	\$ 194,050	\$ 193,221	\$ 197,518	\$ 201,944	\$ 1,016,443						
Proposed COLA Adjustment			3.0%	3.0%	3.0%	3.0%							
Section 2: Admin. Expenses Required													
9	Salary, Taxes & Benefits												
	Manager's Salary	\$ 78,120.00	\$ 80,463.60	\$ 82,877.51	\$ 85,363.83	\$ 87,924.75	\$ 414,749.69						
	Payroll Taxes												
	Fringe Benefits (Detail as Provided)												
	Health Insurance	\$ 37,999.00	\$ 39,138.97	\$ 40,313.14	\$ 41,522.53	\$ 42,768.21	\$ 201,741.85						
	Dental												
	Vision												
	Life Insurance												
	Disability Insurance												
	Other												
Total Salary, Taxes & Benefits		\$ 116,119.00	\$ 119,602.57	\$ 123,190.65	\$ 126,886.37	\$ 130,692.96	\$ 616,491.54						
10	Required Occupancy & Utilities	In-Kind											
	Rent	In-Kind											
	Internet Service	In-Kind											
	Phone Service	In-Kind											
Total Required Occupancy & Utilities													
11	General Liability Insurance		\$ 900.00	\$ 927.00	\$ 954.81	\$ 983.45	\$ 4,778.22						
12	Memberships, Dues & Subscriptions		\$ 600.00	\$ 618.00	\$ 636.54	\$ 655.64	\$ 3,185.48						
13	Office Supplies	In-Kind											
14	Travel & Meetings		\$ 2,200.00	\$ 2,266.00	\$ 2,333.98	\$ 2,404.00	\$ 11,680.10						
TOTAL REQUIRED ADMIN. EXPENSES		\$ 119,819.00	\$ 123,413.57	\$ 127,115.98	\$ 130,929.46	\$ 134,857.34	\$ 636,135.34						
Initial Administrative Surplus (Deficit)		\$ 109,891.00	\$ 70,636.43	\$ 66,105.02	\$ 66,588.54	\$ 67,086.66	\$ 380,307.66						
Section 3: Other Non-Required Admin. Costs		In-Kind											
15	Occupancy & Utilities	In-Kind											
15a	Utilities	In-Kind											
15b	Other Telecommunications	In-Kind											
16	Printing & Copying	In-Kind											
17	Equipment Lease / Rental	In-Kind											
18	Contracted Services	In-Kind											
19	Volunteer Training	In-Kind											
20	Other & Miscellaneous	In-Kind											
Total Other Non-Required Admin Costs			\$	\$	\$	\$	\$						
Final Administrative Surplus (Deficit)			\$ 109,891.00	\$ 70,636.43	\$ 66,105.02	\$ 66,588.54	\$ 67,086.66						
							\$ 380,307.66						

	Calendar Year		Year 1	PDC/DCED
			#VALUE!	
Section 2: Required Expenses				
Dues, Fees & Subscriptions				
PDC Annual Dues	275		275.00	
National Main Street Dues			250.00	
Total Dues, Fees & Subscriptions			525.00	
Travel and Meeting				
Fall Managers Meetings	1			
Mileage			100.00	
Lodging			250.00	
Meals			50.00	
Misc.				
Total Fall Managers Meeting			400.00	
Spring Managers Meeting	1			
Mileage			100.00	
Lodging			250.00	
Meals			50.00	
Misc.				
Total Spring Managers Meeting			400.00	
PDC Annual Conference	1			
Registration			350.00	
Mileage			280.00	
Lodging			300.00	
Meals			80.00	
Misc.				
Total PDC Annual Conference			1,010.00	
Revitalization Academy (If Required)	5	Each Session		
Registration			-	
Mileage			-	
Lodging			-	
Meals			-	
Misc.			-	
Total Revitalization Academy			-	
Total Travel & Training			1,810.00	

		Year 1	PDC/DCED
	Calendar Year	2014	
Section 3: Other Non-Required Admin. Costs			
Occupancy & Utilities			
Utilities		in-kind	
Gas		in-kind	
Electric		in-kind	
Water		in-kind	
Janitorial		in-kind	
	Total Other Utilities	-	
Other Telecommunications			
Web Hosting Fees		in-kind	
Social Media		in-kind	
	Total Other Telecommunications	-	
Printing & Copying		in-kind	
Equipment Lease / Rental			
	Total Equipment Lease / Rental	-	
Contracted Services			
	Total Contracted Services	-	
Volunteer Training			
	Total Volunteer Training	-	
Other & Miscellaneous			
Other Insurance			
	Total Other & Miscellaneous	-	



**MT. LEBANON, PENNSYLVANIA
RESOLUTION NO. R-14-13**

**A RESOLUTION OF THE MUNICIPALITY OF MT. LEBANON
AUTHORIZING THE FILING OF AN APPLICATION FOR
DESIGNATION AS A KEYSTONE MAIN STREET WITH THE
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
(HEREINAFTER "DCED"), COMMONWEALTH OF PENNSYLVANIA**

WHEREAS, the Mt. Lebanon Partnership is desirous of obtaining designation as a Keystone Main Street From DCED; and

WHEREAS, the Mt. Lebanon Partnership has prepared an application for designation in conformance with the guidelines established by DCED; and

WHEREAS, the Commission of the Municipality of Mt. Lebanon has reviewed said application.

NOW, THEREFORE, BE IT RESOLVED that the Commission of the Municipality of Mt. Lebanon does hereby:

1. Support the request for designation as a Keystone Main Street as prepared by the Mt. Lebanon Partnership.
2. Support the Vision Statement and Five-Year Action Strategy as prepared by the Mt. Lebanon Partnership and dated August 26, 2013 as an integral part of the application required by DCED, a copy of each of which are attached to and made part of this resolution.
3. Indicate its willingness to be represented and participate on the board and such committees as appropriate of the Mt. Lebanon Partnership by providing representation from any and/or all of the following: the Commission, the Municipality of Mt. Lebanon Planning Board, and/or the staff of the Municipality of Mt. Lebanon as current obligations and legal limitations allow.
4. Indicate its willingness to make an annual financial contribution in the amount of \$5,000 for the first year, and subject to legal requirements and limitations imposed by the appropriate Commonwealth law relating to the ability of the Commission of the Municipality of Mt. Lebanon to commit future years' revenues, to make a similar contribution for the next four years to support the general program operations of the Mt. Lebanon Partnership.
5. Indicate a willingness to retain Municipal staff to act as Main Street Manager that shall assist the Mt. Lebanon Partnership in actualizing a Five-Year Action Strategy as prepared by the Mt. Lebanon Partnership.
6. Authorize the Mt. Lebanon Partnership to act as the implementing organization for such Keystone Main Street designation, and upon any future funding requests to DCED that may evolve from this designation, to support such requests through future municipal resolutions and to enter into a cooperation agreement with the Mt. Lebanon Partnership for the purpose of the orderly administration of such funds as may be granted to this program by DCED.

7. State that the ongoing support of paragraphs 1 through 5 above are contingent upon the Mt. Lebanon Partnership demonstrating, on an annual basis, its ability to effectively work toward the attainment of the Vision Statement and implement the Five-Year Action Strategy as prepared by the Mt. Lebanon Partnership and dated August 26, 2013, a required part of the application required by DCED, a copy of each of which are attached to and made part of this resolution.

BE IT FURTHER RESOLVED, that the Secretary of the Municipality of Mt. Lebanon is directed to execute a certificate attesting to the adoption of this resolution and to furnish a copy of the certified resolution to the Pennsylvania Department of Community and Economic Development.

RESOLVED AND AOPTED this 26th day of August 2013.

ATTEST:



Secretary/Manager

MT. LEBANON, PENNSYLVANIA



President, Mt. Lebanon Commis

(SEAL)

Mt. Lebanon Partnership Board 2014

Board Elect

Name	Term Start	Term End	Officer/Committee	Phone	Email
Doug Braunsdorf	6.30.10	6.30.14	Marketing	412.341.4656	dougbraunsdorf@gmail.com
Dorene Ciletti	6.30.09	6.30.16	Ultra Party	412.721.5367	dciletti@hotmail.com
David Csont	6.30.10	6.30.14	Plein Air	412.916.4231	davidcsont@gmail.com
Steve Denenberg	6.30.12	12.31.14	Plein Air/UBA	412.341.1744	createaframe@verizon.net
Jim DiGregory	6.30.06	6.30.14	President	412.344.0203	hawkdev@msn.com
Mara Dowdy	6.30.10	6.30.14	Tour de MTL	412.414.9396	marapeluso@gmail.com
Gerry Dudley	6.30.07	6.30.16	Econ Development	412.429.0388	gerry.dudley@cbre.com
Johanna Guehl	6.30.07	6.30.16	Treasurer	412.606.8513	jguehlesq@guehl.com
Erin Hart	6.30.08	6.30.14	Plein Air, Chair	412.657.3028	ehart@american-healthcare.net
Joe Kirk	6.30.06	6.30.14	Sponsorship	412.571.9344	jkirk@monvalleyprogress.org
Blaine Lucas	6.30.06	6.30.14	Econ Development	412.341.5837	blucas@bccz.com
Daniel Pipitone	1.1.13	6.30.15	Marketing	412.916.7574	dpipitone@gmail.com
Rob Spicher	6.30.06	6.30.15	Real Estate	412.429.9680	robert.spicher@pnc.com
Bonnie Van Kirk	6.30.12	6.30.16	Sponsorship	412.835.4900	tvani65087@aol.com
Rebecca Wanovich	6.30.12	6.30.14	Ultra Party	412.343.1802	rebecca@piersonandscott.com
Jeff Weiner	6.30.12	12.31.14	Ultra Party/UBA	412.343.1802	edensdownunder@yahoo.com

Municipal + Staff

C. John Bendel	1.1.14	12.31.14	Commissioner		jbendel@mtlebanon.org
C. Kristen Linfante	1.1.15	12.31.14	Commissioner		klinfante@mtlebanon.org
Eric Milliron	n/a	n/a	Main Street Manager	412.343.3412	emilliron@mtlebanon.org
Lisa Winschel	n/a	n/a	Market Manager		

ADOPTED BYLAWS
OF
MT. LEBANON PARTNERSHIP,
A Community Development Corporation

Adopted June 11, 1991
Amended October 11, 2013

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A Community Development Corporation

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BY-LAWS
OF
MT. LEBANON PARTNERSHIP,
A Community Development Corporation

ARTICLE I

Purpose

Section 1. Statement of Purpose and Mission

A. Mission Statement:

The mission of the Mt. Lebanon Partnership is to create vibrant community in Mt. Lebanon by promoting economic growth and preventing or correcting deterioration through the implementation of economic restructuring, design, promotions and organizational plans developed by the Mt. Lebanon Partnership Board of Directors on behalf of the business owners, property owners, residents and volunteers within Mt. Lebanon commercial districts.

It is the intention of the Mt. Lebanon Partnership to correct and prevent deterioration in the commercial districts, to encourage historical preservation where possible; to create and implement development plans in the districts; to promote the economic growth of the districts; and to encourage the expansion of commercial enterprises in Mt. Lebanon.

B. Vision Statement:

The Mt. Lebanon Partnership makes Mt. Lebanon the Main Street of the South Hills, a true destination where businesses and community come together.

C. The Mt. Lebanon Partnership shall have the powers including but not limited to:

1. Prepare an analysis of economic changes taking place in the commercial district;
2. Study and analyze the impact of metropolitan growth upon the commercial district.
3. Develop long-range plans, in cooperation with the Mt. Lebanon Planning Board, designed to halt the deterioration of the property values in the commercial district and to promote the economic growth of the downtown district, and take such steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible;
4. Organize a Neighborhood Improvement District Management Association pursuant to the Community and Economic Improvement Act, Act No. 174 of 1998, P.L. 1307 (53 P.S. 18101 et seq.);

5. Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties;
6. Acquire by purchase or otherwise, on terms and conditions and in a manner the Partnership deems proper, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interest therein, which the Mt. Lebanon Partnership determines is reasonably necessary to achieve the purposes herein described, and to grant or acquire licenses, easements and options with respect thereto;
7. Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings and any necessary or desirable appurtenances thereto, within the municipality for the use, in whole or part, of any public or private person or corporation, or a combination thereof;
8. Fix, change and collect fees, rents, and charges for the use of any building or property under its control or any part thereof, or facility therein, and pledge the fees, rents, and charges of the payment of revenue bonds issued by the Partnership;
9. Lease any building or property under its control, or any part thereof;
10. Apply for and accept grants and donations of property labor or other things of value from a public or private source;
11. Acquire and construct public facilities;
12. Prepare its own budget;

D. Goals

1. Improve communication and processes between the Municipality and businesses;
2. Increase awareness of Mt. Lebanon;
3. Create a business base that will support and complement one another;
4. Increase foot traffic and business sales in the Mt. Lebanon Commercial Districts;
5. Improve the physical and visual appearance of the Mt. Lebanon Commercial Districts;
6. Improve the efficiency and effectiveness of the operating board, staff and volunteers serving the business community;
7. Nurture community pride in and support of the Mt. Lebanon Commercial Districts;
8. Promote the Mt. Lebanon Commercial Districts through marketing, public relations and communications strategies;
9. Establish a coordinated effort among various organizations and agencies to support the revitalization of the Mt. Lebanon Commercial Districts;
10. Promote economic growth and increase property values in the Mt. Lebanon Commercial Districts and to eliminate the causes of deterioration;

11. Enhance the image of the Mt. Lebanon Commercial Districts;
12. Expand and diversify the retail mix in the Mt. Lebanon Commercial Districts;
13. Maintain and increase private sector investment and expansion;
14. Encourage business excellence and quality in merchandise, services and building appearance;
15. Create commercial districts that are unique, diverse, friendly, comfortable, active, urban, cutting edge, accessible, creative, and cultural;

General

Section 1. Name.

The name of the Corporation shall be as set forth in the Articles of Incorporation, as from time to time amended.

Section 2. Office.

The principal office of the Corporation shall be at such place or places as the Board of Directors may determine from time to time. The principal office of the Corporation shall be at 710 Washington Road, Pittsburgh, PA 15228.

Section 3. Seal.

The Corporation may have a seal which shall be circular in form and which shall contain an outer circle in the upper part of which shall appear the words "MT. LEBANON PARTNERSHIP, an Community Development Corporation" and in the lower part of which shall appear the word "Pennsylvania," within which outer circle there shall be an inner circle in which there shall appear the words "Nonprofit Corporation" and below those words the date "1985."

Section 4. Fiscal Year.

The fiscal year of the Corporation shall, unless otherwise determined by resolution of the Board of Directors, end on December 31 of each year. The Board of Directors may by resolution from time to time change the fiscal year of the Corporation.

ARTICLE II

Members

Section 1. Members.

The Corporation shall have two classes of members. Such persons as shall from time to time constitute the Board of Directors of the Corporation shall be the governing members of the Corporation. Whenever all other members shall be associate members of the corporation. Associate members shall be entitled to receive the newsletter of the corporation and attend the annual organization meeting of the corporation but shall not have a vote in matters before the

Board of Directors. The governing members may levy a membership fee for associate members. No certificates of membership shall be issued at any time.

Section 2. Notice.

Any action which by law may be taken by the Board of Directors of the Corporation only in their capacity as the members of the Corporation may be taken by the Board of Directors at any regular or special meeting thereof, and no designation of any such meeting as a meeting of the members of the Corporation shall be necessary in any notice, waiver of notice, or minutes thereof or otherwise.

ARTICLE III

Directors

Section 1. Number; Qualification.

The property and affairs of the Corporation shall be managed by a Board of Directors. The Board of Directors shall have no less than fifteen (15) nor more than twenty-three (23) members. The members of the Board of Directors shall be natural persons, twenty-one years of age or older who either reside or conduct business in the Municipality of Mt. Lebanon, Pennsylvania.

Section 2. Terms.

The terms of the Directors of the Corporation shall be as follows:

(1) Except for the two (2) Directors appointed by the Commission of the Municipality of Mt. Lebanon, each Director shall serve a term of three (3) years. The terms of the Board

seats shall be staggered so that the terms of one-third (1/3) of the Directors shall expire at midnight eastern daylight savings time on June 30, of each year commencing with 2012. No Director shall serve more than three (3) consecutive terms (totaling 9 years); provided, however, the Board may, by special resolution and affirmation vote of two-thirds (2/3rds) of the eligible voting Directors, agree to extend the term of a Director to a fourth consecutive term of three years (totaling 12 years).

(2) The terms of the two (2) Directors appointed by the Commission of the Municipality of Mt. Lebanon shall expire at midnight eastern standard time on December 31 of each year, and at the same time of every year thereafter.

Section 3. Appointment and Ex Officio Directors

All members of the Board of Directors shall be appointed by the Board of Directors, with these exceptions: that two (2) members of the Board of Directors shall be appointed by the Commission of the Municipality of Mt. Lebanon from its membership; that two (2) members be appointed by Washington Road Business and Professional Association from its membership; one (1) member be appointed by the Beverly Road Business and Professional Association.

In the event that the term of any Director of the Corporation shall expire without his being appointed for another term and no successor to such Director shall have become appointed and qualified, such Director shall continue to hold office until his successor shall be appointed and qualified.

Section 4. Removal

The Board of Directors of the Corporation shall have the power, upon ten (10) days written notice, to remove any Director of the Corporation from office for cause as defined in the Pennsylvania Non-Profit Corporation Law, 15 Pa. C. S. A. §5726, and may remove any officer for any reason set forth in the Pennsylvania Non-office Profit Corporation Law, 15 Pa. C. S. A. §5733. In addition, the Board upon ten (10) days written notice, may remove any Director of the Corporation other than the two (2) Directors appointed by the Mt. Lebanon Commission, in the event said Director is absent from three (3) unexcused consecutive regular Board meetings.

Section 5. Vacancies.

Whenever any vacancy occurs during the term of any Director or Directors of the Corporation, whether caused by the resignation, removal by order of court, or the death of any such Director or Directors, or for reason of any increase in the number of Directors, or for any other reason whatsoever, the Secretary of the Corporation shall forthwith give written notice of such vacancy or vacancies to the Board of Directors of

the Corporation in order that such vacancy or vacancies may be filled in accordance with the procedures set forth in Article III, Section 3.

Section 6. Compensation of Directors.

Directors, as such, shall not receive any salary for their services; provided, that nothing herein shall be construed to preclude any Director from serving the Corporation in any other capacity and receiving compensation therefore.

Section 7. Regular Meetings.

The Board of Directors may hold its regular meetings at such places, and at such times, as the Board of Directors shall from time to time determine. Regular meetings shall be held no less than quarterly. Notice of all regular meetings shall be sent by United States first-class mail, posted at least ten (10) days before the date of the meeting.

Notwithstanding the foregoing, the Board of Directors may also conduct meetings (including special meetings as provided in Section 8), and solicit Director's comments and votes, by electronic format, including telephonic, facsimile, or internet connections.

Section 8. Special Meetings.

The Board of Directors shall hold such special meetings as shall be called by the President or Vice President of the Corporation, or any five (5) Directors. Each such meeting shall be held at such time and place as shall be designated in the notice of the meeting. Notice of all special meetings shall be sent by United States first-class mail, posted at least three (3) days before the date of the meeting.

Section 9. Waiver of Notice.

A waiver of notice, in writing, signed by the person or persons entitled to such notice, whether before or after the date stated therein, shall be deemed equivalent to the giving of such notice, and except in the case of a special meeting, neither the business to be transacted nor the purpose of the meeting need be specified in the notice of such meeting. Attendance at any meeting of the Board of Directors, including any meeting at which the Directors are to act in their capacity as the members of the Corporations shall be a waiver of notice thereof.

Section 10. Informal Action by the Directors.

Any action which may be taken at a meeting of the Directors may be taken without a meeting, if a consent or consents in writing, setting forth the action so taken, is signed by all of the Directors who would be entitled to vote at a meeting for such purpose 'and such consent is filed with the Secretary of the Corporation.

Section 11. Committees of Directors.

The Board of Directors may, by resolution or resolutions passed by a majority of the whole Board, designate one or more committees to act in an advisory capacity to the whole Board, or delegate authority to a committee to perform specified tasks. Such committee or committees shall have such name or names as may be determined from time to time by resolution adopted by the Board of Directors. The committees shall keep regular minutes of their proceedings and report the same to the Board when required. Each committee shall have a chair, and all committee members and committee chairs shall be appointed by and serve at the pleasure of the President. Committees may have members who are not members of the Board of Directors. Non-Board members may be appointed by and serve at the pleasure of the President or the Committee chair.

Section 11.a Standing Committees The Corporation will have two standing committees:

The Executive Committee shall consist of the President, Vice President, Secretary, Treasurer and immediate past President of the Corporation. In the event the immediate past President is no longer a member of the Board of Directors, the Board of Directors shall appoint the fifth member to the Executive Committee from the membership of the Board of Directors. The Executive Committee shall be responsible for the governance of the Corporation between regular and special meetings of the full Board of Directors, and shall perform such other duties as delegated by the Board of Directors. A Nominating Committee shall be responsible for the recruitment and selection of board members, officers, and committee chairs. The Nominating Committee shall be appointed by the President with advice from the Board but shall not include the President.

Section 12. Quorum.

A majority of the whole number of those who are at the time the Directors of the Corporation shall be necessary to constitute a quorum for the purpose of appointing members to or removing members from the Board of Directors, approving or ratifying a contract subject to Article III, Section 13 or amending these By-Laws or the Corporation's Articles of Incorporation. Fifty-one percent (51%) of the whole number of those who are at the time the Directors of the Corporation shall be necessary to constitute a quorum for the transaction of any other business. The acts of a majority of the Directors present at a meeting at which a quorum is present shall, unless otherwise specifically provided by law or by the Articles of the Corporation, be the acts of the Board of Directors.

The Board of Directors may obtain a quorum by electronic format.

Section 13. Presiding Officer and Order of Business.

All meetings of the Board of Directors shall be called to order and presided over by the President or Vice President elected by the Board of Directors.

Section 14. Conflicts of Interest, Contracts.

A Board Member who has a direct interest in any matter before the Mt. Lebanon Partnership Board of Directors shall disclose his interest prior to the Mt. Lebanon Partnership Board of Directors taking any action with respect to the matter, which disclosure shall become a part of the record of the Mt. Lebanon Partnership Board of Directors' official proceedings.

In the absence of fraud, no contract or other transaction between the Corporation and any other corporation shall be affected by the fact that Directors of the Corporation are Directors of such other corporations, if such contract or transaction shall be approved or ratified by the affirmative vote of a majority of the Directors present at a meeting of the Board of Directors or of the committee of the Corporation having authority in the premises, who are not so interested. Any Director individually, or any firm of which any Director is a partner or shareholder, may be a party to or may be interested in any contract or transaction of the Corporation provided that such contract or transaction shall be approved or ratified by the affirmative vote of at least a majority of the Directors present at a meeting of the Board of Directors or of the committee of the Corporation having authority in the premises, who are not so interested. No Director shall be liable to account to the Corporation for any profit realized by him from or through any such transaction or contract of the Corporation, ratified or approved as aforesaid, by reason of his interest in such transaction or contract. Directors so interested may be counted when present at meetings of the Board of Directors or of such committee for the purpose of determining the existence of the quorum, but may not vote on any matter in which they have a direct financial interest.

Section 15. Investment of Corporate Funds.

15.1 The Board of Directors may take, receive and hold in trust, such property, real or personal, as may be given, devised to or otherwise vested in the Corporation, in trust, for such purposes set forth in the Trust Instrument, as are consistent with the charitable purposes of the Corporation. The Board of Directors may take, receive and hold such other property, real or personal, as may be given, devised to or otherwise vested in the Corporation outright, as part of the general assets of the Corporation committed to its charitable purposes.

15.2 The Corporation shall have the right to retain or sell all or any part of any securities or property, real or personal, given, devised to or otherwise vested in it, whether outright or in trust, and to invest and reinvest any funds held by it, according to the judgment of the Board of Directors. The Corporation may transfer all or any part of its assets in a revocable trust to a corporate trustee qualified under Section 7551(a) of the Pennsylvania Corporation Not For Profit Code.

Section 16. Personal Liability of Directors.

Pursuant to 15 Pa. C.S.A.5713, adopted December 19, 1990, a Director of the Corporation shall not be personally liable for monetary damages for any action taken, or any failure to take any action, unless:

1. The Director has breached or failed to perform the duties of his office under the subchapter of which 15 Pa. C.S.A.5713 is a part; and
2. The breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.
3. In interpreting this Section, the duties of office of the Director shall be as set forth in 15 Pa. C.S.A.5713.

In performing his duties, a Director may rely in good faith upon information, opinions, reports or statements, including financial statements and other financial data, prepared or presented by (i) one or more officers or employees of the Corporation whom the Director reasonably believes to be reliable and competent in the matters presented, or (ii) counsel, public accountants or other persons as to matters which the Director reasonably believes to be within the professional or expert competence of such person, or (iii) a committee of the Board of Directors upon which the Director does not serve, duly designated in accordance with law, as to matters within its designated authority, which committee the Director reasonably believes to merit confidence. A

Director shall not be considered to be acting in good faith, however, if he has knowledge concerning a matter which would cause his reliance on any of the foregoing to be unwarranted.

In discharging the duties of their respective positions, the Board of Directors, committees of the Board of Directors and individual Directors may, in considering the best interests of the Corporation, consider the effects of any action upon employees, upon suppliers of the Corporation and upon communities in which offices or other establishments of the Corporation are located, and all other pertinent factors. The consideration of those factors shall not constitute a violation of such persons' fiduciary standard of care. In addition, absent breach of fiduciary duty, lack of good faith or self-

dealing, actions taken by a Director or any failure to take any action shall be presumed to be in the best interests of the Corporation.

ARTICLE IV

Officers

Section 1. Number and Election.

The Board of Directors at a regular meeting held in June of every odd-numbered year shall elect a President, a Vice President, a Secretary, a Treasurer and such other officers and assistant officers, if any, as the Board may deem appropriate. The Board of Directors may also, from time to time, appoint such agents as it may deem appropriate. In the event of a vacancy in any office, the Board of Directors shall within sixty (60) days thereof elect a successor to fill the vacancy.

Section 2. Qualifications.

All officers shall be members of the Board of Directors.

Section 3. Term of Office.

Each officer shall hold office for a term of two years beginning at midnight eastern daylight savings time on June 30 or until his successor shall have been elected.

Section 4. President.

The President shall preside at all meetings of the Board of Directors at which he is present and shall, in general, perform all duties incident to the office of President. He shall be a member ex officio of all committees of the Board of Directors. The President shall see that all orders and resolutions of the Board of Directors are carried into effect; shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Corporation, except where required or permitted by law to be otherwise signed and executed or except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Corporation; and shall have the power to appoint and remove the members and chairs of the Corporation's committees.

Section 5. Vice President.

The Vice President shall have such powers and perform such duties as the President may from time to time delegate to him. At the request of the President, the Vice

President may, in the case of the absence or inability to act by the President, temporarily act in his place. In the case of the death of the President, or in the case of his absence or inability to act, the Vice President temporarily shall perform the duties of the President except as shall be otherwise designated by the Board of Directors, and until such time as the vacancy in the office of President is permanently filled by the Board of Directors pursuant to Article IV, Section 1.

Section 6. Secretary.

The Secretary shall attend meetings of the Board of Directors, shall oversee the keeping of minutes thereof in suitable books, shall oversee the sending out of all notices of meetings as required by law or these By-Laws and shall where required by law execute or attest contracts and other corporate documents. He shall, in general, perform all duties incident to the office of Secretary.

Section 7. Treasurer.

The Treasurer shall receive all money paid to the Corporation and keep or cause to be kept accurate accounts of all money received or payments made in books kept for that purpose. The Treasurer shall deposit all money received in the name and to the credit of the Corporation in banks or other places of deposit designated by the Board of Directors. The Treasurer shall disburse the money of the Corporation by checks or vouchers. The Treasurer shall, in general, perform all duties incident to the office of Treasurer.

Section 8. Executive Director.

The Corporation need not have an Executive Director. The Board of Directors of the Corporation may act in the capacity of an Executive Director, or may designate an employee of the Municipality of Mt. Lebanon to serve in the capacity of an Executive Director, or at its option, may establish either a volunteer or paid position of Executive Director. The Executive Director shall be the chief operating officer of the Corporation and shall have general and active management of the business of the Corporation and shall see that all orders and resolutions of the Board of Directors are carried into effect. Except in the event that the Board of Directors chooses to act in the capacity of a Board of Directors, the Executive Director shall not be a member of the Board of Directors and shall be appointed to serve at the will of the Board of Directors under terms and conditions to be set forth by the Board of Directors.

Section 9. Assistant Officers.

Any assistant officer authorized by the Board of Directors shall perform such duties as may be delegated by the officer to whom he is an assistant, and in the absence or

disability of such officer may perform the duties of his office. An assistant officer is not required to be a member of the Board of Directors. The Board of Directors may designate the Executive Director or any other employee of the Corporation as an assistant officer.

ARTICLE V

Execution of Documents

Section 1. Checks, Notes, Etc.

The Board of Directors shall from time to time designate the officers or agents of the Corporation who shall have power, in its name, to sign and endorse checks and other negotiable instruments and to borrow money for the Corporation, and in its name, to make notes or other evidences of indebtedness.

Section 2. Other Documents.

Unless otherwise authorized by the Board of Directors, all contracts, leases, deeds, deeds of trust, mortgages, and all other documents requiring the seal of the Corporation shall be executed for

and on behalf of the Corporation by the President, or the Vice President, and the corporate seal shall be affixed by and said signatures attested by the Secretary.

ARTICLE VI

Indemnification of Directors, Officers and Employees

Section 1. Judgments, Fines, Settlements and Expenses.

The Corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a director, officer, employee or agent of the Corporation or is or was serving at the request of the Corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, if the act or failure to act giving rise to the claim for indemnification is not determined by a court to

have constituted willful misconduct or recklessness.

Section 2. Expenses.

To the extent that a director, officer, employee or agent of the Corporation has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 of this Article or in defense of any claim, issue or matter therein, he shall also be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him in connection therewith.

Section 3. Advancement of Expenses.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Corporation in advance of the final disposition of such action, suit or proceeding upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Corporation pursuant to this Article VI.

Section 4. Non-exclusivity of Article VI.

The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled and shall continue as to a person who has ceased to be a director, officer, employee or agent of the Corporation and shall inure to the benefit of the heirs, executors and administrators of such a person.

ARTICLE VII

Amendments

Section 1. Amendments to By-Laws.

These By-Laws may be altered or amended by a vote of a majority of the Board of Directors then in office at any regular or special meeting duly convened after notice of that purpose. Notwithstanding the provisions of Article III, Sections 6 and 7, notice of any amendment to these By-Laws shall be sent by United States, first-class mail, posted at least ten (10) days before the date of the meeting, and shall include a copy of all proposed amendments to the By-Laws.

85450156

Perpetual

4. The term for which the corporation is to exist is Perpetual
5. The corporation is organized upon a nonstock basis.
6. ~~(Strike out if inapplicable)--The corporation shall have no members.~~
7. The incorporators constitute a majority of the members of the committee authorized to incorporate Uptown Mt. Lebanon, An Economic Development Corporation by the requisite vote
(NAME OF UNINCORPORATED ASSOCIATION)
required by the organic law of the association for the amendment of such organic law.
8. The name(s) and post office address(es) of each incorporator(s) is (are):

Kenn I. Burren
NAME

822 Washington Rd, Mt Lebanon PA 15228
ADDRESS
(Including street and number, if any)

John C. Laatsel

248 Orchard Dr, Mt Lebanon PA 15228

Edward J. Weinberg

270 Orchard Dr. Mt Lebanon PA 15228

Harley H. Perkins

134 Mohawk Dr. Mt Lebanon PA 15228

Milan H. Liptak

681 Washington Rd. Mt Lebanon PA 15228

IN TESTIMONY WHEREOF, the incorporator(s) has (have) signed and sealed these Articles of Incorporation this

16th day of May, 1985.

By Kenn I. Burren

(SEAL)

By

Harley H. Perkins (SEAL)

Edward J. Weinberg (SEAL)

By

John C. Laatsel

By

Milan Liptak

INSTRUCTIONS FOR COMPLETION OF FORM:

- A. For general instructions relating to the incorporation of nonprofit corporations see 19 Pa. Code Ch. 29 (relating to nonprofit corporations generally). These instructions relate to such matters as corporate name, stated purposes, term of existence, authorized share structure, inclusion of names of first directors in the Articles of Incorporation, provisions on incorporation of unincorporated associations, etc.
- B. One or more corporations or natural persons of full age may incorporate a nonprofit corporation.
- C. If the corporation is to be organized upon a stock share basis Paragraph 5 should be modified accordingly.
- D. Optional provisions required or authorized by law may be added as Paragraphs 8, 9, 10 ... etc.
- E. The following shall accompany this form:
- (1) Any necessary copies of Form DSCB-17.2 (Consent to Appropriation of Name) or Form DSCB-17.3 (Consent to Use of Similar Name).
 - (2) Any necessary governmental approvals.
- F. 15 Pa S 57317 (relating to advertisement) requires that the incorporators shall advertise their intention to file or the corporation shall advertise the filing of articles of incorporation. Proof of publication of such advertising should not be delivered to the Department, but should be filed with the minutes of the corporation.

NOV 20 1981

85450157

(h) No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

(i) The corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under section 501 (c) (3) of the Internal Revenue Code of 1954, or any section hereafter substituted therefore, or (b) by a corporation, contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code of 1954, or any section hereafter substituted therefore.

(j) Upon the dissolution of the corporation, the Board of Trustees shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Trustees shall determine. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

(k) The corporation shall not engage in any Small Business Administration program other than those permitted under Title V of the Small Business Investment Act.

(l) The corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501 (c) (3) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law.)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUN 09 2013**

MT LEBANON PARTNERSHIP
C/O JOHANNA C GUEHL
1725 WASHINGTON RD STE 305
PITTSBURGH, PA 15241-1207

Employer Identification Number:
25-1501826
DLN:
17053179342032
Contact Person:
SHEENA L BREWER ID# 31270
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
June 21, 2012
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

MT LEBANON PARTNERSHIP

Sincerely,

Holly O. Paz

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

MT LEBANON PARTNERSHIP

ADDENDUM

Based on the information submitted with your application, we approved your request for reinstatement under Notice 2011-44. Your effective date of exemption, as shown in the heading of this letter, is the postmark date of your application.

**Request for Taxpayer
Identification Number and Certification**

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

M.L. Lebanon Partnership

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☒ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶
☐ Other (see instructions) ▶

☐ Exempt
payee

Address (number, street, and apt. or suite no.)

710 Washington Road

City, state, and ZIP code

Pittsburgh, PA 15228

List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

.....

or

Employer identification number

25 : 1501826

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Funding for Program Sustainability + Manager's Contact Information

The Municipality of Mt. Lebanon by way of resolution has committed to sustaining a Manager.

Manager Contact

Eric Milliron
710 Washington Road
Pittsburgh, PA 15228
412.343.3412 – Voice
412.343.3753 – Fax
emilliron@mtlebanon.org

Vision + Mission Review

- A. **Vision Statement** – *The Mt. Lebanon Partnership makes Mt. Lebanon the Main Street of the South Hills, a true destination where businesses and community come together*

The Mt. Lebanon Partnership Vision Statement was mindfully crafted via a month's long Board process (PowerPoint of Process included) that considered not only the organization's role in the community, but how it matched with community perceptions of our town via the Comprehensive Planning process. The Vision Statement was reviewed by the public at civic events and a publically advertised input session. The feedback from the Comprehensive Plan, Board research, our Community Perceptions Survey and public input session all make our Vision Statement a bonding and aspirational proclamation:

- B. **Mission Statement** - *The mission of the Mt. Lebanon Partnership is to create a vibrant community in Mt. Lebanon by promoting economic growth and preventing or correcting deterioration through the implementation of economic restructuring, design, promotions and organizational plans developed by the Mt. Lebanon Partnership Board of Directors on behalf of the business owners, property owners, residents and volunteers within Mt. Lebanon commercial districts.*

The Mt. Lebanon Partnership Mission Statement was crafted during its original entry to the Main Street Program. After careful consideration and discussion, the Board and Municipality agree that the Mission Statement which worked for our community then works now. It speaks to the Municipality's Comprehensive Plan, the Main Street Five Year Strategy and the community's expressed needs.



Mt. Lebanon Partnership

Brand & Marketing Planning Process

June 7, 2013

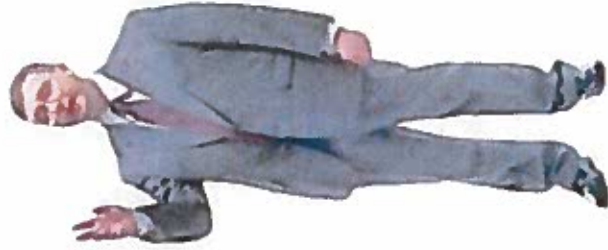
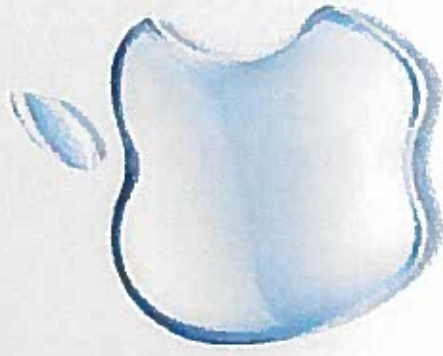


A FRESH PERSPECTIVE ON MARKETING AND ADVERTISING

BRAND IDENTITY



What does this brand stand for?



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



And this one?



Habitat
for Humanity®



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



Just a cup of coffee?



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



What is a brand?

It is the discipline that guides the way an organization thinks, acts and communicates.

Together, these drive reputation.



TARGET



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



What is a brand?

A Brand is NOT...

- A snappy logotype and tagline
- An award-winning advertising campaign
- A “marketing” issue
- A naturally occurring phenomenon





Elements of a Brand Platform

Promise: "Think"

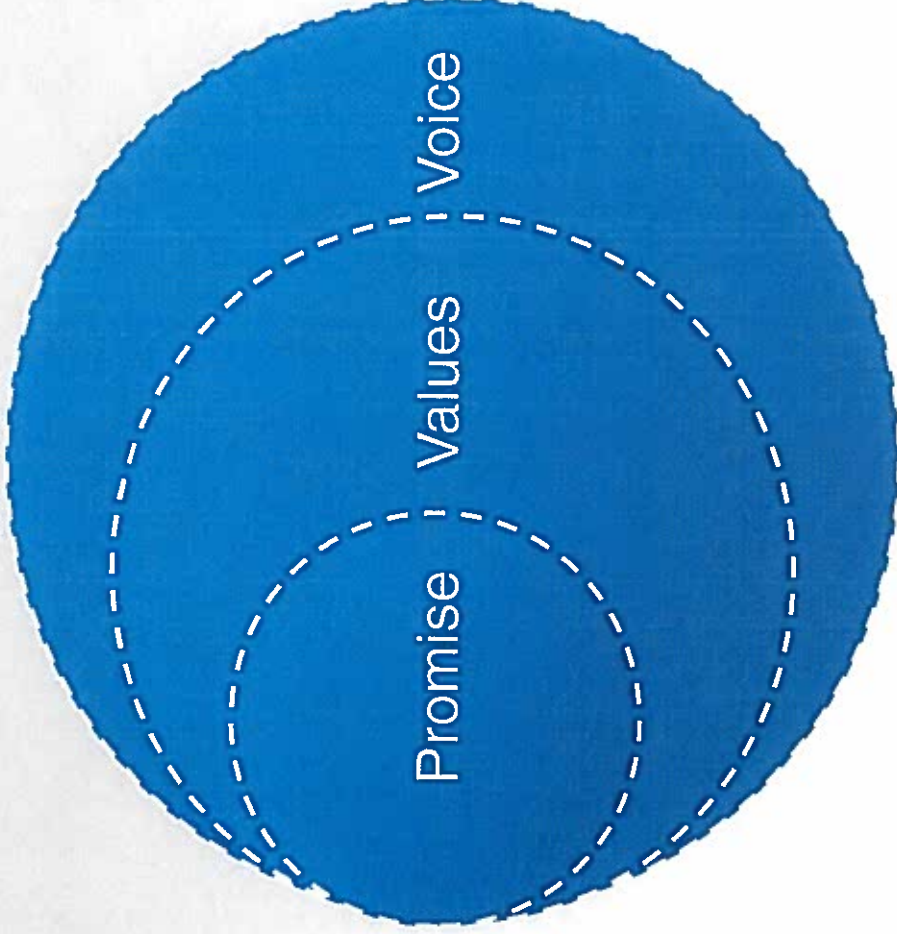
The promise summarizes what an organization stands for, how it is distinctive, and why anyone should care about it.

Values: "Act"

Values are principles that govern how people behave and make decisions. They represent fundamental beliefs that are shared by the people in the organization.

Voice: "Say"

Voice defines the distinctive way an organization speaks to its constituents. The voice provides criteria against which all



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process
communications must be



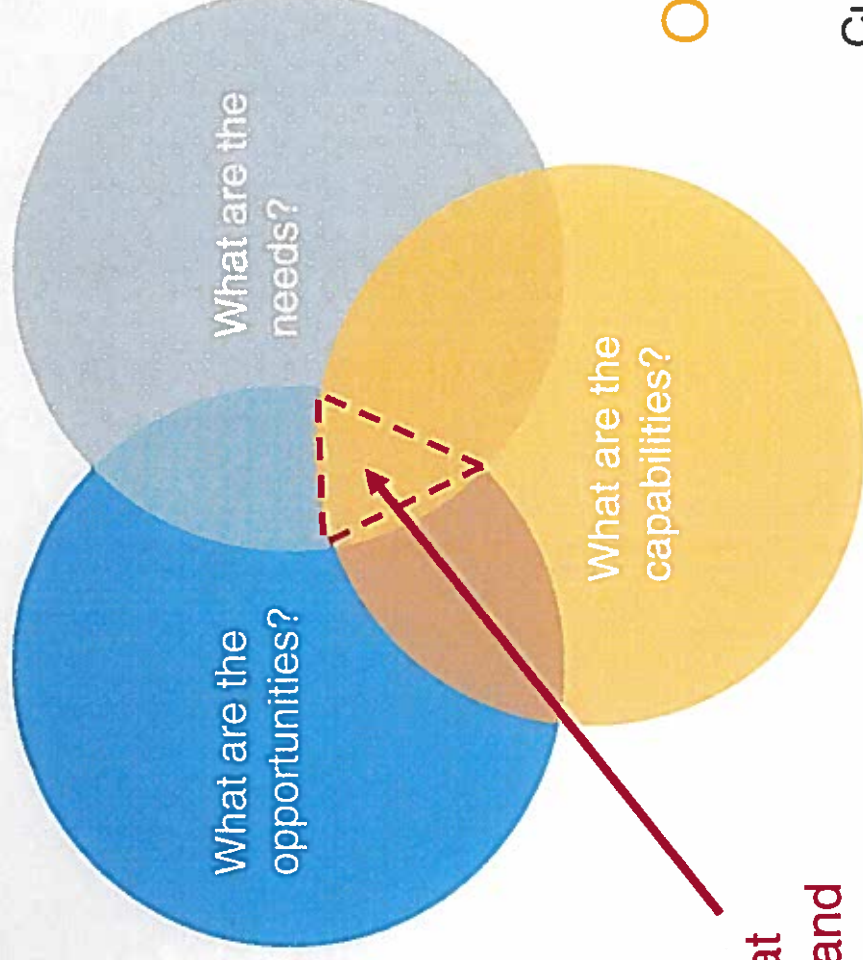
Developing the Brand Platform

Environment

Marketplace dynamics
Competitive situation

Audiences

Target segments
Brand decision drivers
Trends & forecasting



**Core insight that
drives to the brand
platform.**

Organization

Strengths
Culture
Customer benefits

Value-creating characteristics



ENVIRONMENT



Key Insights: Environment

Environment

What are the opportunities?





Key Insights: Environment

1. Maintain/improve the vitality of Mt. Lebanon

- Offer event planning/organization (if not us, then who?)
- Increase the livability of MTL, the quality of life
- Create a sense of place in Uptown
- Fill in the gaps; things that otherwise wouldn't happen
- Stimulate the community with wide-ranging/appealing events
- Expand outreach (e.g., to churches)





Key Insights: Environment

2. Help Mt. Lebanon Businesses

- Programming that attracts potential customers
- Bring together businesses and community
- Facilitate facade program
- Boost foot traffic to street
- Improve streetscape



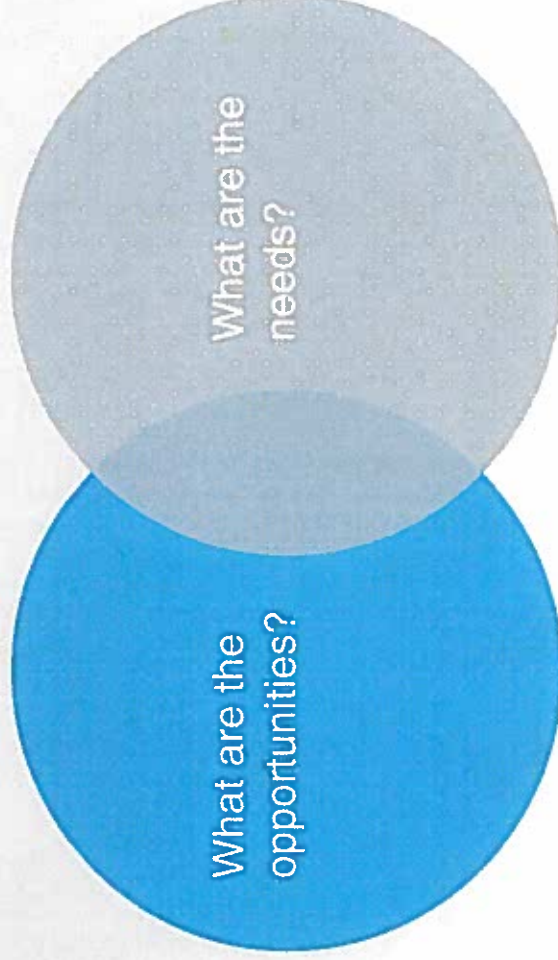
AUDIENCES



Key Insights: Audiences

Environment

Audiences



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2013 Mt. Lebanon Partnership Brand Planning Process



Key Insights: Audiences

1. Community

- Variety of activities throughout the year
- Reinforce MTL's character/image
- Events that bring the community together

2. Businesses

- Keep the business districts attractive
- Help to make MTL a great place to have a business





Key Insights: Audiences

3. The Municipality

- Serve as a link between the businesses and the community
- Provide money/volunteers for events that would otherwise lack one or the other
- Help to provide a vision of what MTL can be, not just what it is



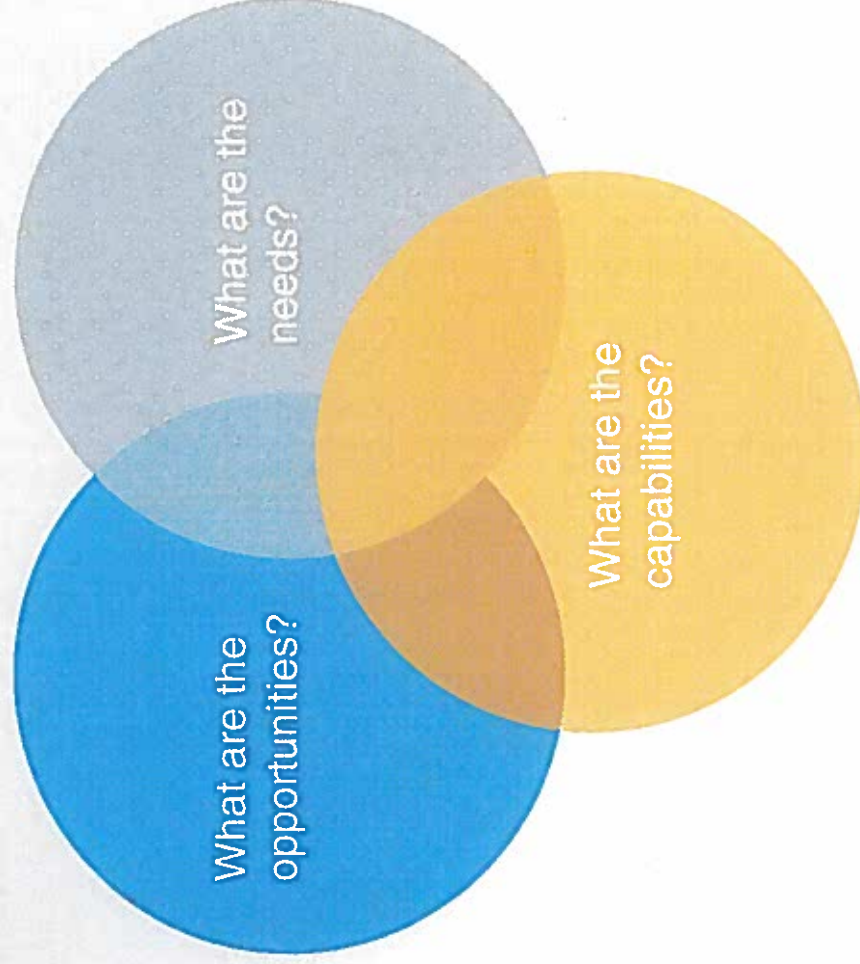
ORGANIZATION



Key Insights: Organization

Environment

Audiences



Organization



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



Key Insights: Organization

1. Strengths

- Group of passionate, smart people
- Produce tangible results that exceed value of funding provided (\$25,000 = \$100,000-plus)
- Expertise in a variety of areas
- High-level thinking (at no cost!)





Key Insights: Organization

2. Benefits

- Cross-section of people; ties to different parts of community
- Strong advocate for businesses/community
- Provide access to public resources
- Hand on the pulse of the community
- Link between municipality, community, businesses



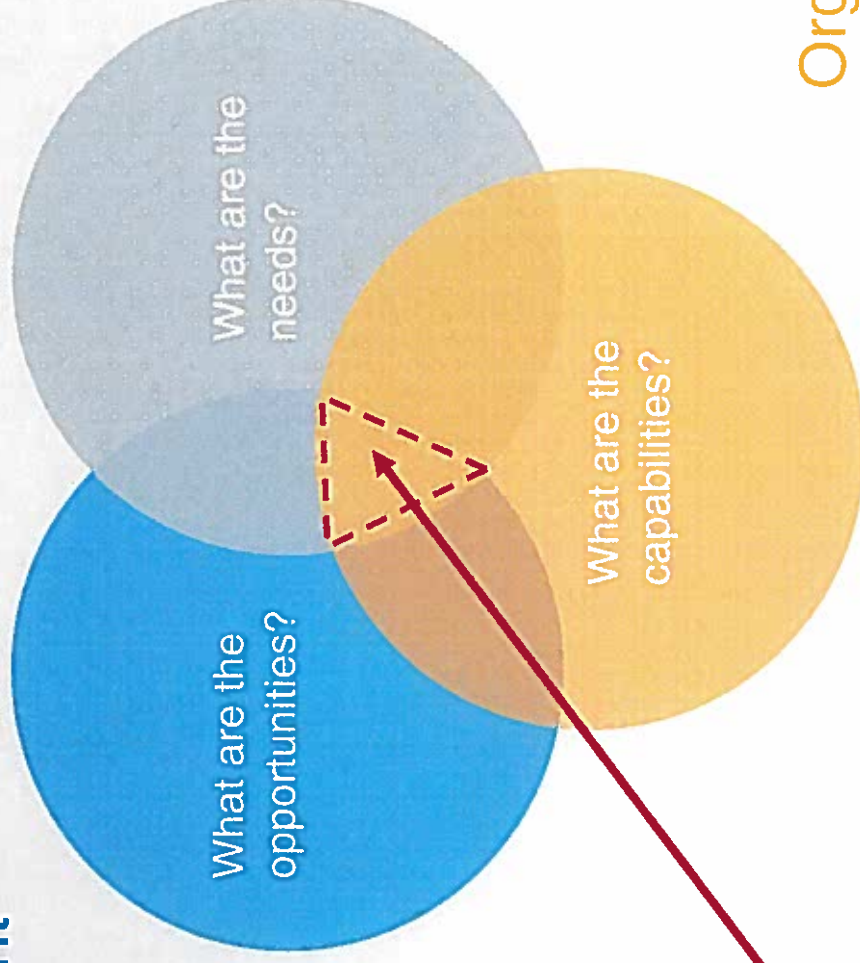
WHERE IT ALL
COMES
TOGETHER...



Core Insight

Environment

Audiences



Organization

Core Insight:
Where does it all come together?



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



Elements of a Brand Platform

Promise: "Think"

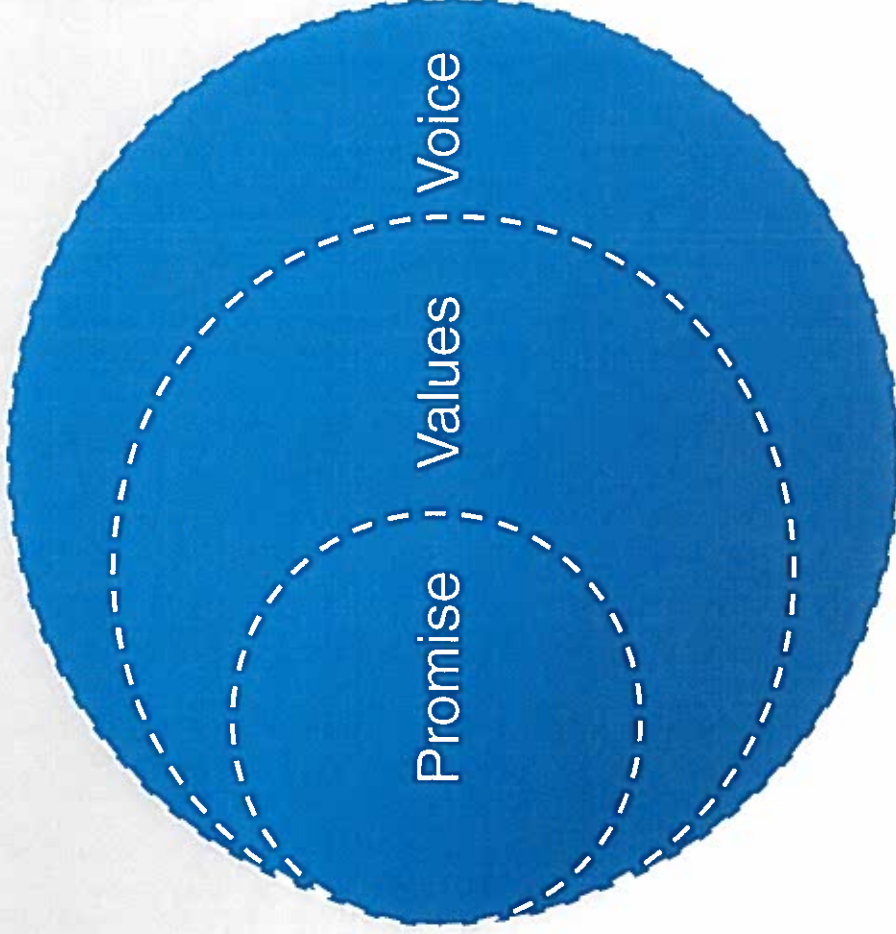
The promise summarizes what an organization stands for, how it's distinctive, and why anyone should care about it.

Values: "Act"

Values are principles that govern how people behave and make decisions. They represent fundamental beliefs that are shared by the people in the organization.

Voice: "Say"

Voice defines the distinctive way an organization speaks to its constituents. The voice provides criteria against which all





MTL Partnership Brand Platform

Think: We improve the vitality of MTL, making it a positive place to live, work and play.

Act:

- Programming, activities
- Cultural events, signature events, ongoing activities -- a net of activities

Say:

- We have gained little visibility/recognition for the events we stage; “MTL Partnership” means nothing to anybody. There’s no true identity for the Partnership, and we have nothing that accurately represents us to our target audiences.





MTL Partnership Brand Platform

Think: We reinforce the identity of MTL -- a stronger business district leads to higher home values.

Act:

- Provide opportunities for the businesses to engage with the community
- Help to provide a sense of place for Uptown that, ultimately, benefits the businesses and the community -- everyone wins!

Say:

- We're doing this, but ... nobody knows it's us.



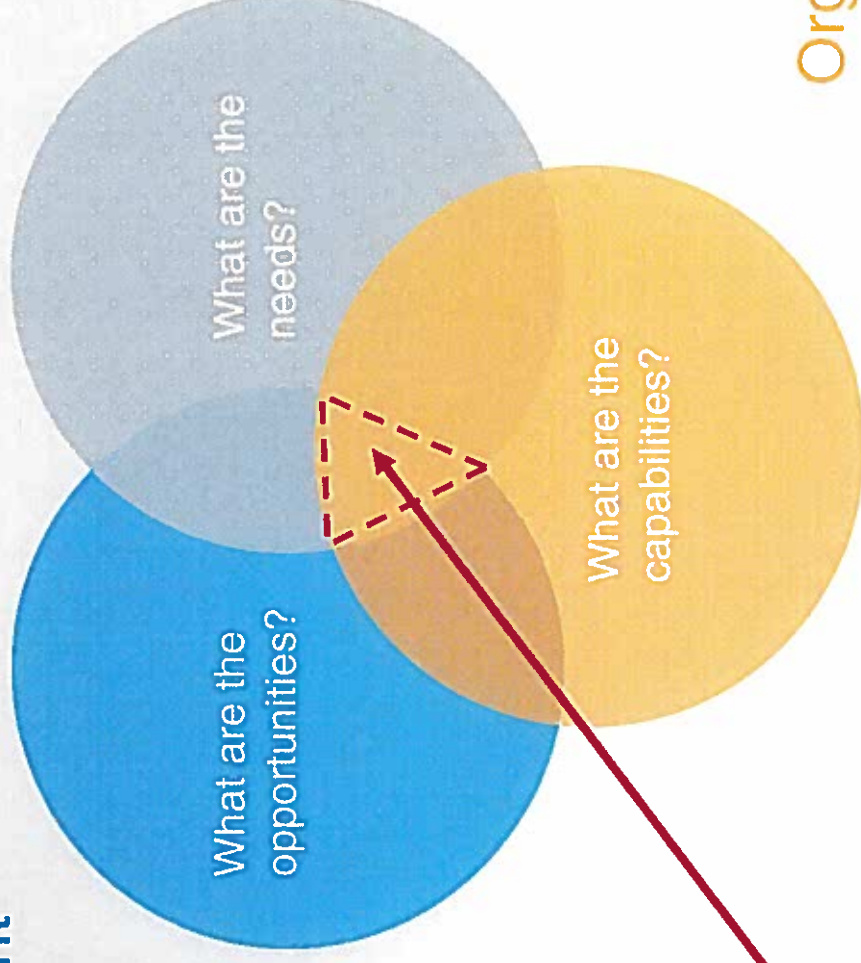
PROPOSED BRAND PLATFORM



Proposed Brand Platform

Environment

Audiences



Core Insight:

The Partnership strives to create a true sense of place in Uptown, thus increasing the vitality of Mt. Lebanon for both the community and its businesses.





Vision Statement

- The Mt. Lebanon Partnership makes Mt. Lebanon the Main Street of the South Hills, a true destination where businesses and community come together.

nn



BIG PICTURE COMMUNICATIONS, INC

2013 Mt. Lebanon Partnership Brand Planning Process



Marketing Strategies

1. Clearly communicate who we are and what we do
2. Raise public awareness of Mt. Lebanon Partnership
3. Identify cost-effective means to promote the Partnership to our target audiences
4. Develop an impactful digital strategy that maximizes the use of free social media





Possible Tactics

- Develop new Partnership logo, theme line
- Dedicated monthly placement in MTL Magazine
- Featured Partnership event on municipality website
- Take promotional ownership of our events (think FedEx Orange Bowl)
- Maintain ongoing, consistent presence on Washington Road (not just during events); e.g., business posters, calendar of events/handouts for distribution at businesses, library
- Explore inexpensive ad opportunities (on the T, at the Galleria,

~~South Hills Village, etc.)~~

BIG PICTURE COMMUNICATIONS, INC





Possible Tactics

- Maximize potential relationship with new hotel, Rollier's (high-visibility)
- Inclusion in school PTA, Denis Theatre Foundation, library and Rec. Dept. newsletters (tap into their databases)
- Revamped website that is updated, user-friendly
- Facebook page for ease of updates, conversation with community
- Appropriate use of social media to promote events: pre-/during/post-
- Foot soldiers/word of mouth -- toot our own horn



Special Notices

UPTOWN MT. LEBANON NEEDS YOU!

The Mt. Lebanon Partnership and Municipality of Mt. Lebanon are eager to hear the community's thoughts on a developing Vision Statement for the Mt. Lebanon Partnership's Main Street program. Both entities are preparing to make application to the Commonwealth of Pennsylvania & are looking to make sure the community supports the direction of program. Please stop by the Municipal Building at the September 2nd First Friday along Washington Road, 7-8 pm, to share your thoughts. The Vision Statement and Five Year Main Street Strategy will be on display.

Legals

ESTATE NOTICE

Notice is hereby given that the Register of Wills of Allegheny County, has issued letters testamentary on the Estate of Sara M. Downey, deceased, last of Pittsburgh, Allegheny County, Pennsylvania to David M. Williams of 51 Ryburn Road, Washington, Pennsylvania 15301, and that all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement

Insurance

Day Insurance
Great Rates on CDs
Insurance Life,
Home & Auto 724-
329 E. Maiden St. Wash. 228-3448
dayinsurance.com

Megan Chicone,
State Farm Agent
807 E. McMurray Rd.,
724-731-0700
www.meganchicone.com

Professional Services

Pizzi & Sewak, P.C.
11 East Beau St., Washington
724-228-9000
www.pslawyers.net

Wash. Land Resources
We'll help get you cash
now for your gas!
412-491-4604



Wash. Co. Transportation
Need a Ride?
1-800-331-5058
washingtonrides.org

Health Care Services

Better Health Clinics, Ltd
Dramatic Weight Loss
100 Hamilton St., Wash
724-228-8100



724-228-4568 1-800-487-9568
www.progressivemobility.com

Daniels Chiropractic &
Rehabilitation Center
Robert W. Daniels, Jr., DC

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Discover why SUCCESS is spelled AFLAC!
Looking to rejoin the workforce or need a career change? We need an out-going, self-motivated individual to join our team.

As a
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become well-positioned for a successful future as you service new and existing accounts.
412-319-7184 ext. 200 or
srogers@ajsteamsgroup.com

DRIVERS - Attn: Exp. Reefer
Drivers: GREAT PAY/Freight
Lanes from Presque Isle, ME,
Boston-Lehigh, PA.
800-277-0212 or primelnc.com

DRIVERS - CDL - A Solo & Team
Drivers needed! Top pay &
full benefits. Even MORE pay
for Hazmat! New trucks
arriving daily! CDL Grads
Welcome! 800-942-2104,
www.TotalMS.com

DRIVERS - Transport America
has dedicated and regional
openings! Variety of home
time options; good miles &
earnings. Enjoy Transport
America's great driver
experience! TAdriers.com
or 866-204-0648

Drivers: HIRING EXPERIENCED/
INEXPERIENCED TANKER
DRIVERS! Earn up to \$.51 per
Mile! New Fleet Volvo Trac-
tors! 1 Year OTR Exp. Req.
Tanker Training Available.
Call Today: 877-882-6537
www.OakleyTransport.com

DRUM UP NEW
BUSINESS

IMAGE DEVELOPMENT REPORT SUMMARY – UPTOWN MT. LEBANON:

Standard Community Perceptions

The community was asked to supply their opinion on a series of standard perceptual questions about their downtown, or in this case, Uptown - Mt. Lebanon. The purpose of this survey tool is to get a better idea of how people feel about common attributes that contribute to a “sense of place” within a community. The questions are based upon a matrix for what constitutes a “successful place” that was developed by the Project for Public Spaces.

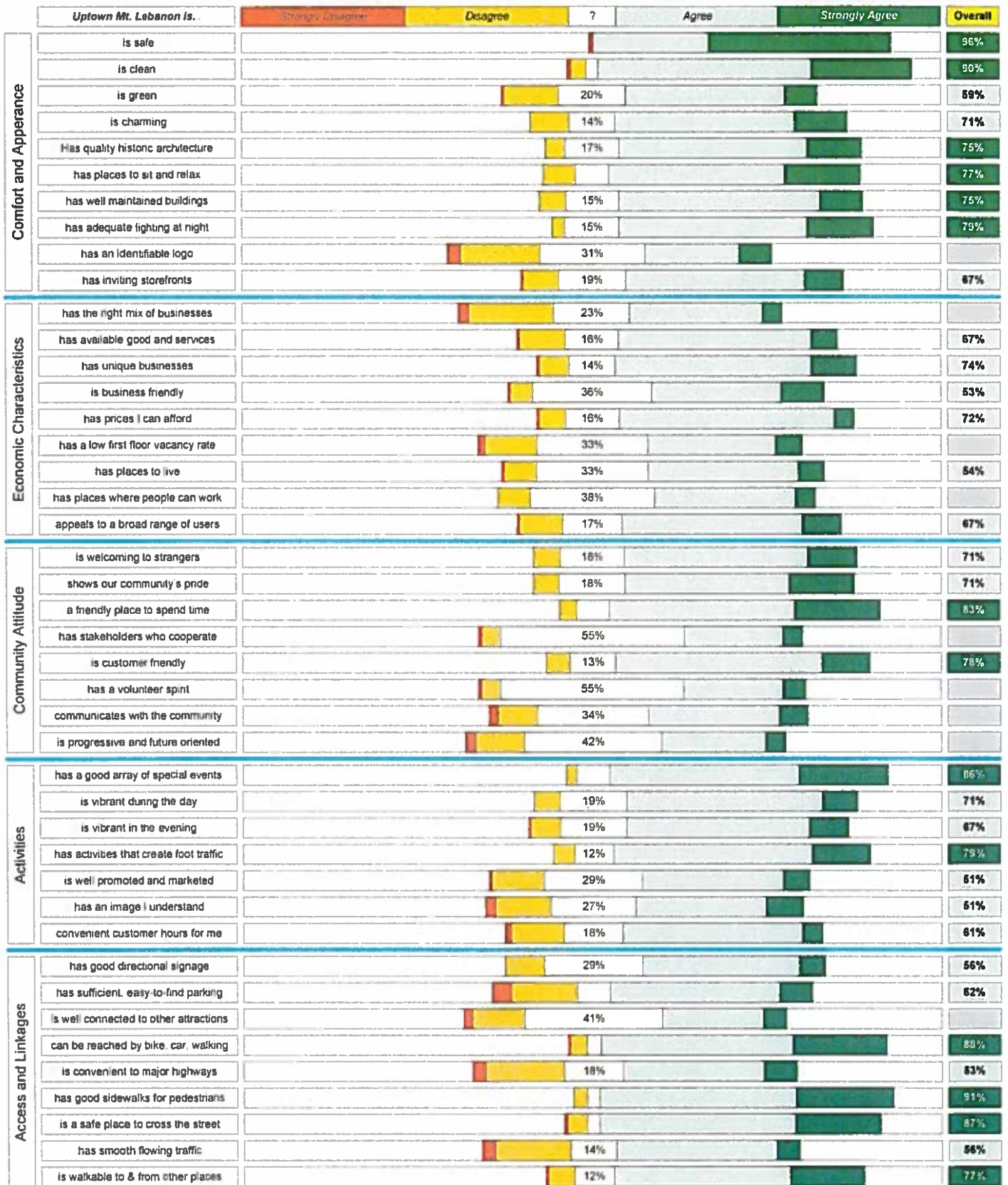
The online survey consists of participants responding by evaluating their feelings and opinions about 43 different factors in five major perceptual categories. These categories include Comfort & Appearance, Economic Uses/Characteristics, Sociability/Community Attitude, Activities and Access/Linkages. Just as important as the individual factors is the extent to which the major categories may be determined to be either a strength or a weakness within the community. It is important to note that for the purpose of this survey, *undecided* responses are counted as negative since it is an indication of lack of familiarity with the central business district and as such, a negative result. A moderately negative perception has responses between 50% and 75% negative. Strongly negative has greater than 75%. A moderately positive perception has between 50% and 75% positive responses, while strongly positive has greater than 75%.

The online survey was promoted through email news blasts and various social media platforms to the community, and 432 individuals responded to the online survey in August 2013. The results from the various participants' answers to this exercise for Uptown – Mt. Lebanon are detailed in the following page.

In summary, the participants gave the Uptown – Mt. Lebanon business district **moderately to strongly positive** ratings overall, with a few undecided responses throughout. Most of the categories contained a mix of strongly or moderately positive and undecided responses – including Comfort and Appearance, Economic Characteristics, Community Attitudes, Activities, and Access and Linkages. It is important to note that for the purpose of this survey, *undecided* responses are counted as negative since it is an indication of a lack of familiarity with the central business district and as such, a negative result. Nine out of the forty-three questions received an *undecided* response, with most of those responses linked to Economic Characteristics and Community Attitudes. Negativity points to a community that may be in transition – full of opportunity but also sharing the possibility of decline; however in this case uncertainty can also be an indication of unawareness or a lack of association in the community.

This could be a critical time for Uptown – Mt. Lebanon business district and the revitalization of the greater area. This survey acts as a possible guide in providing direction at both the initial stage of the revitalization process and at crucial junctures during the process. Ideally, the five year strategic plan should reflect actions taken towards addressing the identified strengths associated with the strongly positive ratings, and the potential issues, those that received negative ratings, in addition to recognizing the areas that have received undecided responses.

COMMUNITY PERCEPTIONS OF UPTOWN – MT. LEBANON – 432 Respondents (collected during August 2013)



Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2018 Projection	21,611		128,559		285,276	
2013 Estimate	21,478		127,853		283,203	
2010 Census	21,409		127,496		281,829	
2000 Census	22,041		132,417		295,172	
Growth 2013-2018	0.62%		0.55%		0.73%	
Growth 2010-2013	0.32%		0.28%		0.49%	
Growth 2000-2010	-2.87%		-3.72%		-4.52%	
2013 Est. Pop by Single Race Class						
	21,478		127,853		283,203	
White Alone	19,981	93.03	115,802	90.57	246,948	87.20
Black or African American Alone	311	1.45	3,938	3.08	20,927	7.39
Amer. Indian and Alaska Native Alone	10	0.05	96	0.08	309	0.11
Asian Alone	768	3.58	5,188	4.06	8,162	2.88
Native Hawaiian and Other Pac. Isl. Alone	5	0.02	19	0.01	64	0.02
Some Other Race Alone	87	0.41	729	0.57	1,437	0.51
Two or More Races	315	1.47	2,080	1.63	5,355	1.89
2013 Est. Pop Hisp or Latino by Origin						
	21,478		127,853		283,203	
Not Hispanic or Latino	21,047	97.99	125,453	98.12	278,262	98.26
Hispanic or Latino:	431	2.01	2,400	1.88	4,941	1.74
Mexican	177	41.07	822	34.25	1,478	29.91
Puerto Rican	71	16.47	519	21.62	1,108	22.42
Cuban	30	6.96	313	13.04	483	9.78
All Other Hispanic or Latino	153	35.50	746	31.08	1,872	37.89
2013 Est. Hisp or Latino by Single Race Class						
	431		2,400		4,941	
White Alone	325	75.41	1,494	62.25	2,915	59.00
Black or African American Alone	8	1.86	76	3.17	369	7.47
American Indian and Alaska Native Alone	0	0.00	14	0.58	52	1.05
Asian Alone	3	0.70	37	1.54	48	0.97
Native Hawaiian and Other Pacific Islander Alone	0	0.00	3	0.12	9	0.18
Some Other Race Alone	64	14.85	572	23.83	1,031	20.87
Two or More Races	30	6.96	204	8.50	518	10.48

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Pop. Asian Alone Race by Cat	768		5,188		8,162	
Chinese, except Taiwanese	384	50.00	752	14.49	1,337	16.38
Filipino	19	2.47	91	1.75	172	2.11
Japanese	25	3.26	97	1.87	153	1.87
Asian Indian	205	26.69	3,020	58.21	3,790	46.43
Korean	20	2.60	250	4.82	407	4.99
Vietnamese	62	8.07	292	5.63	466	5.71
Cambodian	3	0.39	12	0.23	22	0.27
Hmong	0	0.00	0	0.00	0	0.00
Laotian	3	0.39	20	0.39	33	0.40
Thai	4	0.52	26	0.50	57	0.70
All Other Asian Races Including 2+ Category	43	5.60	629	12.12	1,724	21.12
2013 Est. Population by Ancestry	21,478		127,853		283,203	
Pop. Arab	150	0.70	1,086	0.85	1,721	0.61
Pop. Czech	31	0.14	221	0.17	575	0.20
Pop. Danish	21	0.10	49	0.04	96	0.03
Pop. Dutch	52	0.24	279	0.22	658	0.23
Pop. English	1,351	6.29	6,095	4.77	12,326	4.35
Pop. French (except Basque)	381	1.77	1,149	0.90	2,382	0.84
Pop. French Canadian	8	0.04	61	0.05	121	0.04
Pop. German	3,720	17.32	24,497	19.16	57,685	20.37
Pop. Greek	213	0.99	1,346	1.05	2,121	0.75
Pop. Hungarian	286	1.33	1,394	1.09	2,955	1.04
Pop. Irish	3,352	15.61	18,310	14.32	38,615	13.64
Pop. Italian	3,258	15.17	20,665	16.16	43,257	15.27
Pop. Lithuanian	194	0.90	794	0.62	1,677	0.59
Pop. United States or American	752	3.50	4,405	3.45	8,643	3.05
Pop. Norwegian	142	0.66	337	0.26	530	0.19
Pop. Polish	1,291	6.01	9,483	7.42	22,155	7.82
Pop. Portuguese	47	0.22	94	0.07	113	0.04
Pop. Russian	530	2.47	2,017	1.58	3,187	1.13
Pop. Scottish	310	1.44	1,443	1.13	2,916	1.03
Pop. Scotch-Irish	321	1.49	1,753	1.37	3,658	1.29
Pop. Slovak	315	1.47	2,262	1.77	5,377	1.90
Pop. Sub-Saharan African	75	0.35	391	0.31	1,517	0.54
Pop. Swedish	114	0.53	652	0.51	1,212	0.43
Pop. Swiss	66	0.31	273	0.21	613	0.22
Pop. Ukrainian	83	0.39	1,116	0.87	2,143	0.76
Pop. Welsh	72	0.34	554	0.43	1,400	0.49
Pop. West Indian (exc Hisp groups)	18	0.08	121	0.09	186	0.07
Pop. Other ancestries	2,676	12.46	17,214	13.46	41,400	14.62

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Description	0.00 - 1.00 miles Radius 1		0.00 - 3.00 miles Radius 2		0.00 - 5.00 miles Radius 3	
		%		%		%
2013 Est. Population by Ancestry						
Pop. Ancestry Unclassified	1,649	7.68	9,793	7.66	23,964	8.46
2013 Est. Pop Age 5+ by Language Spoken At Home	20,235		120,965		268,626	
Speak Only English at Home	18,740	92.61	111,592	92.25	250,717	93.33
Speak Asian/Pac. Isl. Lang. at Home	395	1.95	2,644	2.19	3,970	1.48
Speak Indo-European Language at Home	748	3.70	4,351	3.60	8,830	3.29
Speak Spanish at Home	248	1.23	1,837	1.52	3,739	1.39
Speak Other Language at Home	104	0.51	541	0.45	1,371	0.51
2013 Est. Population by Sex	21,478		127,853		283,203	
Male	10,079	46.93	60,576	47.38	136,614	48.24
Female	11,399	53.07	67,277	52.62	146,589	51.76
2013 Est. Population by Age	21,478		127,853		283,203	
Age 0 - 4	1,243	5.79	6,888	5.39	14,577	5.15
Age 5 - 9	1,272	5.92	6,812	5.33	14,509	5.12
Age 10 - 14	1,332	6.20	6,908	5.40	14,877	5.25
Age 15 - 17	915	4.26	4,493	3.51	9,862	3.48
Age 18 - 20	506	2.36	3,024	2.37	10,845	3.83
Age 21 - 24	829	3.86	5,058	3.96	14,621	5.16
Age 25 - 34	2,611	12.16	17,274	13.51	39,690	14.01
Age 35 - 44	2,782	12.95	15,715	12.29	33,806	11.94
Age 45 - 54	3,265	15.20	18,272	14.29	39,755	14.04
Age 55 - 64	2,912	13.56	17,740	13.88	39,130	13.82
Age 65 - 74	1,700	7.92	11,391	8.91	24,250	8.56
Age 75 - 84	1,263	5.88	9,170	7.17	18,143	6.41
Age 85 and over	849	3.95	5,107	3.99	9,138	3.23
Age 16 and over	17,343	80.75	105,765	82.72	236,035	83.34
Age 18 and over	16,716	77.83	102,752	80.37	229,378	80.99
Age 21 and over	16,210	75.47	99,728	78.00	218,533	77.16
Age 65 and over	3,812	17.75	25,668	20.08	51,531	18.20
2013 Est. Median Age	42.3		43.6		41.7	
2013 Est. Average Age	41.70		43.10		41.90	

Pop-Facts: Demographic Snapshot 2013 Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Male Population by Age	10,079		60,576		136,614	
Age 0 - 4	629	6.24	3,526	5.82	7,446	5.45
Age 5 - 9	649	6.44	3,484	5.75	7,436	5.44
Age 10 - 14	689	6.84	3,520	5.81	7,607	5.57
Age 15 - 17	458	4.54	2,284	3.77	5,060	3.70
Age 18 - 20	269	2.67	1,587	2.62	5,313	3.89
Age 21 - 24	422	4.19	2,579	4.26	7,554	5.53
Age 25 - 34	1,271	12.61	8,623	14.24	20,374	14.91
Age 35 - 44	1,348	13.37	7,918	13.07	17,249	12.63
Age 45 - 54	1,512	15.00	8,735	14.42	19,316	14.14
Age 55 - 64	1,389	13.78	8,305	13.71	18,674	13.67
Age 65 - 74	756	7.50	4,954	8.18	10,729	7.85
Age 75 - 84	455	4.51	3,471	5.73	6,991	5.12
Age 85 and over	233	2.31	1,590	2.62	2,865	2.10
2013 Est. Median Age, Male	39.8		40.9		39.4	
2013 Est. Average Age, Male	39.50		41.00		40.10	
2013 Est. Female Population by Age	11,399		67,277		146,589	
Age 0 - 4	614	5.39	3,362	5.00	7,131	4.86
Age 5 - 9	623	5.47	3,329	4.95	7,073	4.83
Age 10 - 14	643	5.64	3,388	5.04	7,270	4.96
Age 15 - 17	458	4.02	2,209	3.28	4,802	3.28
Age 18 - 20	237	2.08	1,436	2.13	5,532	3.77
Age 21 - 24	407	3.57	2,479	3.68	7,067	4.82
Age 25 - 34	1,340	11.76	8,651	12.86	19,316	13.18
Age 35 - 44	1,434	12.58	7,797	11.59	16,557	11.29
Age 45 - 54	1,753	15.38	9,537	14.18	20,439	13.94
Age 55 - 64	1,523	13.36	9,435	14.02	20,456	13.95
Age 65 - 74	944	8.28	6,437	9.57	13,522	9.22
Age 75 - 84	808	7.09	5,699	8.47	11,152	7.61
Age 85 and over	616	5.40	3,517	5.23	6,273	4.28
2013 Est. Median Age, Female	44.6		46.0		44.1	
2013 Est. Average Age, Female	43.70		45.00		43.60	

Pop-Facts: Demographic Snapshot 2013 Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Pop Age 15+ by Marital Status	17,631		107,245		239,239	
Total, Never Married	4,988	28.29	32,845	30.63	82,873	34.64
Males, Never Married	2,468	14.00	17,321	16.15	44,376	18.55
Females, Never Married	2,520	14.29	15,523	14.47	38,497	16.09
Married, Spouse present	9,111	51.68	51,896	48.39	106,661	44.58
Married, Spouse absent	628	3.56	3,614	3.37	8,254	3.45
Widowed	1,240	7.03	9,561	8.92	19,734	8.25
Males Widowed	249	1.41	1,763	1.64	4,045	1.69
Females Widowed	991	5.62	7,798	7.27	15,689	6.56
Divorced	1,664	9.44	9,329	8.70	21,717	9.08
Males Divorced	585	3.32	3,393	3.16	8,688	3.63
Females Divorced	1,079	6.12	5,936	5.53	13,029	5.45
2013 Est. Pop. Age 25+ by Edu. Attainment	15,381		94,670		203,911	
Less than 9th grade	142	0.92	1,505	1.59	4,193	2.06
Some High School, no diploma	299	1.94	4,189	4.42	11,278	5.53
High School Graduate (or GED)	2,908	18.91	26,886	28.40	64,326	31.55
Some College, no degree	2,219	14.43	15,840	16.73	35,308	17.32
Associate Degree	1,025	6.66	8,107	8.56	17,762	8.71
Bachelor's Degree	4,864	31.62	23,606	24.94	44,721	21.93
Master's Degree	2,593	16.86	10,127	10.70	18,426	9.04
Professional School Degree	858	5.58	2,964	3.13	5,274	2.59
Doctorate Degree	473	3.08	1,446	1.53	2,623	1.29
2013 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	238		1,318		2,612	
CY Pop 25+, Hisp/Lat, < High School Diploma	15	6.30	120	9.10	287	10.99
CY Pop 25+, Hisp/Lat, High School Graduate	44	18.49	236	17.91	545	20.87
CY Pop 25+, Hisp/Lat, Some College or Associate's Deg	37	15.55	319	24.20	680	26.03
CY Pop 25+, Hisp/Lat, Bachelor's Degree or Higher	142	59.66	642	48.71	1,099	42.08
Households						
2018 Projection	9,680		58,526		126,689	
2013 Estimate	9,551		57,729		124,579	
2010 Census	9,462		57,149		122,991	
2000 Census	9,458		57,001		124,481	
Growth 2013-2018	1.36%		1.38%		1.69%	
Growth 2010-2013	0.94%		1.01%		1.29%	
Growth 2000-2010	0.04%		0.26%		-1.20%	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2013 Est. Households by Household Type	9,551		57,729		124,579	
Family Households	5,606	58.70	33,782	58.52	71,937	57.74
Nonfamily Households	3,945	41.30	23,946	41.48	52,642	42.26
2013 Est. Group Quarters Population	298		1,781		9,575	
2013 HHs by Ethnicity, Hispanic/Latino	152	1.59	783	1.36	1,658	1.33
2013 Est. HHs by HH Income	9,551		57,729		124,579	
CY HHs, Inc < \$15,000	856	8.96	5,988	10.37	15,400	12.36
CY HHs, Inc \$15,000 - \$24,999	910	9.53	6,286	10.89	14,780	11.86
CY HHs, Inc \$25,000 - \$34,999	886	9.28	6,450	11.17	14,027	11.26
CY HHs, Inc \$35,000 - \$49,999	1,179	12.34	8,488	14.70	18,439	14.80
CY HHs, Inc \$50,000 - \$74,999	1,694	17.74	10,976	19.01	23,741	19.06
CY HHs, Inc \$75,000 - \$99,999	1,121	11.74	7,295	12.64	14,475	11.62
CY HHs, Inc \$100,000 - \$124,999	866	9.07	4,678	8.10	9,106	7.31
CY HHs, Inc \$125,000 - \$149,999	602	6.30	2,435	4.22	4,834	3.88
CY HHs, Inc \$150,000 - \$199,999	628	6.58	2,571	4.45	4,811	3.86
CY HHs, Inc \$200,000 - \$249,999	267	2.80	899	1.56	1,738	1.40
CY HHs, Inc \$250,000 - \$499,999	408	4.27	1,267	2.19	2,454	1.97
CY HHs, Inc \$500,000+	133	1.39	395	0.68	774	0.62
2013 Est. Average Household Income	\$93,386		\$74,210		\$69,740	
2013 Est. Median Household Income	\$63,931		\$53,762		\$49,710	
2013 Median HH Inc by Single Race Class. or Ethn						
White Alone	65,036		54,128		51,517	
Black or African American Alone	46,408		32,087		27,122	
American Indian and Alaska Native Alone	62,914		52,933		42,895	
Asian Alone	54,548		77,449		74,406	
Native Hawaiian and Other Pacific Islander Alone	22,336		53,143		63,839	
Some Other Race Alone	48,236		50,393		49,223	
Two or More Races	22,755		33,960		29,920	
Hispanic or Latino	84,439		44,823		48,333	
Not Hispanic or Latino	63,776		53,867		49,727	
2013 Est. Family HH Type, Presence Own Children	5,606		33,782		71,937	
Married-Couple Family, own children	2,131	38.01	10,244	30.32	20,455	28.43

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Married-Couple Family, no own children	2,454	43.77	16,202	47.96	33,980	47.24
Male Householder, own children	110	1.96	777	2.30	1,796	2.50
Male Householder, no own children	135	2.41	1,183	3.50	2,973	4.13
Female Householder, own children	337	6.01	2,290	6.78	6,172	8.58
Female Householder, no own children	439	7.83	3,086	9.14	6,561	9.12
2013 Est. Households by Household Size	9,551		57,729		124,579	
1-person household	3,510	36.75	20,724	35.90	44,427	35.66
2-person household	2,926	30.64	19,398	33.60	41,798	33.55
3-person household	1,394	14.60	8,290	14.36	18,204	14.61
4-person household	1,160	12.15	6,150	10.65	12,975	10.42
5-person household	423	4.43	2,292	3.97	4,998	4.01
6-person household	108	1.13	655	1.13	1,567	1.26
7 or more person household	31	0.32	220	0.38	609	0.49
2013 Est. Average Household Size	2.22		2.18		2.20	
2013 Est. Households by Presence of People	9,551		57,729		124,579	
Households with 1 or more People under Age 18:	2,647	27.71	14,290	24.75	30,867	24.78
Married-Couple Family	2,153	81.34	10,697	74.86	21,339	69.13
Other Family, Male Householder	132	4.99	832	5.82	2,049	6.64
Other Family, Female Householder	356	13.45	2,704	18.92	7,240	23.46
Nonfamily, Male Householder	1	0.04	20	0.14	144	0.47
Nonfamily, Female Householder	5	0.19	38	0.27	95	0.31
Households no People under Age 18:	6,904	72.29	43,438	75.24	93,712	75.22
Married-Couple Family	2,472	35.81	15,843	36.47	32,968	35.18
Other Family, Male Householder	122	1.77	1,147	2.64	2,722	2.90
Other Family, Female Householder	437	6.33	2,733	6.29	5,589	5.96
Nonfamily, Male Householder	1,425	20.64	9,211	21.20	21,757	23.22
Nonfamily, Female Householder	2,449	35.47	14,504	33.39	30,675	32.73
2013 Est. Households by Number of Vehicles	9,551		57,729		124,579	
No Vehicles	1,020	10.68	5,814	10.07	16,232	13.03
1 Vehicle	3,935	41.20	24,692	42.77	51,315	41.19
2 Vehicles	3,709	38.83	21,187	36.70	43,929	35.26
3 Vehicles	686	7.18	4,787	8.29	10,410	8.36
4 Vehicles	158	1.65	1,053	1.82	2,161	1.73
5 or more Vehicles	42	0.44	194	0.34	531	0.43
2013 Est. Average Number of Vehicles	1.50		1.50		1.46	

Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Family Households						
2018 Projection	5,686		34,246		73,084	
2013 Estimate	5,606		33,782		71,937	
2010 Census	5,554		33,451		71,077	
2000 Census	5,785		35,557		77,083	
Growth 2013-2018	1.42%		1.37%		1.59%	
Growth 2010-2013	0.94%		0.99%		1.21%	
Growth 2000-2010	-3.99%		-5.92%		-7.79%	
2013 Est. Families by Poverty Status						
2013 Families at or Above Poverty	5,422	96.72	31,854	94.29	66,640	92.64
2013 Families at or Above Poverty with Children	2,496	44.52	12,744	37.72	26,543	36.90
2013 Families Below Poverty	184	3.28	1,928	5.71	5,297	7.36
2013 Families Below Poverty with Children	146	2.60	1,414	4.19	4,025	5.60
2013 Est. Pop Age 16+ by Employment Status						
In Armed Forces	1	0.01	98	0.09	186	0.08
Civilian - Employed	11,042	63.67	64,989	61.45	140,927	59.71
Civilian - Unemployed	734	4.23	4,727	4.47	11,631	4.93
Not in Labor Force	5,567	32.10	35,952	33.99	83,291	35.29
2013 Est. Civ Employed Pop 16+ Class of Worker						
For-Profit Private Workers	7,025	63.07	43,373	66.24	97,160	68.47
Non-Profit Private Workers	1,793	16.10	9,815	14.99	20,459	14.42
Local Government Workers	710	6.37	4,638	7.08	9,070	6.39
State Government Workers	283	2.54	1,265	1.93	2,495	1.76
Federal Government Workers	183	1.64	1,149	1.75	2,567	1.81
Self-Emp Workers	1,136	10.20	5,183	7.92	9,984	7.04
Unpaid Family Workers	10	0.09	58	0.09	174	0.12
2013 Est. Civ Employed Pop 16+ by Occupation						
Architect/Engineer	242	2.17	1,173	1.79	2,644	1.86
Arts/Entertain/Sports	384	3.45	1,497	2.29	2,960	2.09
Building Grounds Maint	209	1.88	1,698	2.59	4,615	3.25
Business/Financial Ops	794	7.13	4,352	6.65	9,019	6.36
Community/Soc Svcs	157	1.41	1,291	1.97	2,703	1.90
Computer/Mathematical	327	2.94	2,285	3.49	4,478	3.16
Construction/Extraction	322	2.89	2,405	3.67	5,366	3.78
Edu/Training/Library	978	8.78	3,928	6.00	7,559	5.33

Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Farm/Fish/Forestry	1	0.01	47	0.07	95	0.07
Food Prep/Serving	487	4.37	3,919	5.98	9,550	6.73
Health Practitioner/Tec	851	7.64	5,098	7.79	10,008	7.05
Healthcare Support	82	0.74	1,130	1.73	2,887	2.03
Maintenance Repair	167	1.50	1,065	1.63	3,226	2.27
Legal	402	3.61	1,595	2.44	2,902	2.05
Life/Phys/Soc Science	263	2.36	876	1.34	1,420	1.00
Management	1,433	12.86	7,331	11.20	15,092	10.64
Office/Admin Support	1,182	10.61	9,480	14.48	21,571	15.20
Production	225	2.02	1,658	2.53	4,836	3.41
Protective Svcs	175	1.57	1,504	2.30	2,969	2.09
Sales/Related	1,865	16.74	8,105	12.38	16,746	11.80
Personal Care/Svc	310	2.78	2,101	3.21	4,397	3.10
Transportation/Moving	283	2.54	2,944	4.50	6,864	4.84

2013 Est. Pop 16+ by Occupation Classification

	11,139		65,481		141,907	
Blue Collar	997	8.95	8,071	12.33	20,292	14.30
White Collar	8,877	79.69	47,011	71.79	97,102	68.43
Service and Farm	1,265	11.36	10,399	15.88	24,513	17.27

2013 Est. Workers Age 16+, Transp. To Work

	10,939		64,019		138,674	
Drove Alone	7,512	68.67	45,738	71.44	96,954	69.92
Car Pooled	903	8.25	5,771	9.01	12,974	9.36
Public Transportation	1,481	13.54	7,619	11.90	16,537	11.93
Walked	414	3.78	1,837	2.87	5,580	4.02
Bicycle	16	0.15	64	0.10	228	0.16
Other Means	113	1.03	830	1.30	1,385	1.00
Worked at Home	500	4.57	2,161	3.38	5,015	3.62

2013 Est. Workers Age 16+ by Travel Time to Work *

Less than 15 Minutes	2,340		13,217		29,965	
15 - 29 Minutes	3,362		23,478		50,202	
30 - 44 Minutes	3,025		16,074		33,360	
45 - 59 Minutes	940		5,537		12,238	
60 or more Minutes	722		3,676		8,344	

2013 Est. Avg Travel Time to Work in Minutes

	29.58		28.71		28.67	
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2013 Est. Tenure of Occupied Housing Units

	9,551		57,729		124,579	
Owner Occupied	6,116	64.04	39,367	68.19	83,295	66.86
Renter Occupied	3,435	35.96	18,362	31.81	41,284	33.14

Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Description	0.00 - 1.00 miles Radius 1 %		0.00 - 3.00 miles Radius 2 %		0.00 - 5.00 miles Radius 3 %	
2013 Owner Occ. HUs: Avg. Length of Residence	21.4		24.1		24.0	
2013 Renter Occ. HUs: Avg. Length of Residence	8.2		8.2		8.1	
2013 Est. All Owner-Occupied Housing Values	6,116		39,367		83,295	
Value Less than \$20,000	8	0.13	614	1.56	1,423	1.71
Value \$20,000 - \$39,999	35	0.57	546	1.39	2,411	2.89
Value \$40,000 - \$59,999	84	1.37	1,627	4.13	5,205	6.25
Value \$60,000 - \$79,999	165	2.70	3,488	8.86	8,999	10.80
Value \$80,000 - \$99,999	436	7.13	5,956	15.13	12,743	15.30
Value \$100,000 - \$149,999	1,475	24.12	11,288	28.67	21,888	26.28
Value \$150,000 - \$199,999	1,550	25.34	7,170	18.21	13,601	16.33
Value \$200,000 - \$299,999	1,446	23.64	5,037	12.79	9,719	11.67
Value \$300,000 - \$399,999	441	7.21	1,846	4.69	3,925	4.71
Value \$400,000 - \$499,999	254	4.15	881	2.24	1,487	1.79
Value \$500,000 - \$749,999	161	2.63	641	1.63	1,331	1.60
Value \$750,000 - \$999,999	30	0.49	143	0.36	322	0.39
Value \$1,000,000 or more	32	0.52	129	0.33	239	0.29
2013 Est. Median All Owner-Occupied Housing Value	\$177,600		\$133,010		\$124,822	
2013 Est. Housing Units by Units in Structure	10,142		61,580		136,228	
1 Unit Attached	519	5.12	4,070	6.61	10,392	7.63
1 Unit Detached	6,500	64.09	41,415	67.25	89,552	65.74
2 Units	555	5.47	3,084	5.01	7,544	5.54
3 or 4 Units	248	2.45	1,695	2.75	5,762	4.23
5 to 19 Units	1,036	10.21	5,143	8.35	10,910	8.01
20 to 49 Units	460	4.54	2,168	3.52	3,943	2.89
50 or More Units	812	8.01	3,883	6.31	7,553	5.54
Mobile Home or Trailer	11	0.11	120	0.19	568	0.42
Boat, RV, Van, etc.	1	0.01	2	0.00	4	0.00
2013 Est. Housing Units by Year Structure Built	10,142		61,580		136,228	
Housing Unit Built 2005 or later	99	0.98	520	0.84	1,623	1.19
Housing Unit Built 2000 to 2004	160	1.58	919	1.49	2,785	2.04
Housing Unit Built 1990 to 1999	148	1.46	1,936	3.14	4,343	3.19
Housing Unit Built 1980 to 1989	417	4.11	3,503	5.69	7,268	5.34
Housing Unit Built 1970 to 1979	357	3.52	5,087	8.26	12,187	8.95
Housing Unit Built 1960 to 1969	1,162	11.46	7,763	12.61	16,438	12.07
Housing Unit Built 1950 to 1959	1,769	17.44	16,500	26.79	32,109	23.57

Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-2018, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
Housing Unit Built 1940 to 1949	1,563	15.41	8,741	14.19	17,304	12.70
Housing Unit Built 1939 or Earlier	4,466	44.03	16,611	26.97	42,171	30.96
2013 Est. Median Year Structure Built **	1944		1953		1953	

*This row intentionally left blank. No total category data is available.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.

Pop-Facts: Demographic Snapshot 2013 Report

1, 3, 5, Mile Radii of Mt. Lebanon

Appendix: Area Listing

Area Name:

Type: Radius 1

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 1.00

Area Name:

Type: Radius 2

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 3.00

Area Name:

Type: Radius 3

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 5.00

Project Information:

Site: 2

Order Number: 972089341

PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 1.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
01	Upper Crust	217	2.27%	1,728,572	1.45%	156.7
02	Blue Blood Estates	75	0.79%	1,096,525	0.92%	85.4
03	Movers and Shakers	324	3.39%	1,845,997	1.55%	219.1
04	Young Digerati	330	3.46%	1,530,460	1.28%	269.1
05	Country Squires	0	0.00%	2,196,181	1.84%	0.0
06	Winner's Circle	20	0.21%	1,263,890	1.06%	19.8
07	Money and Brains	1978	20.71%	2,526,024	2.12%	977.3
08	Executive Suites	237	2.48%	1,011,313	0.85%	292.5
09	Big Fish, Small Pond	0	0.00%	2,558,038	2.15%	0.0
10	Second City Elite	0	0.00%	1,608,531	1.35%	0.0
11	God's Country	0	0.00%	1,767,383	1.48%	0.0
12	Brite Lites, Li'l City	0	0.00%	2,049,501	1.72%	0.0
13	Upward Bound	0	0.00%	2,160,578	1.81%	0.0
14	New Empty Nests	96	1.01%	1,197,015	1.00%	100.1
15	Pools and Patios	138	1.44%	1,483,674	1.24%	116.1
16	Bohemian Mix	723	7.57%	2,199,666	1.85%	410.2
17	Beltway Boomers	40	0.42%	1,092,643	0.92%	45.7
18	Kids and Cul-de-Sacs	22	0.23%	1,865,338	1.56%	14.7
19	Home Sweet Home	8	0.08%	2,122,351	1.78%	4.7
20	Fast-Track Families	0	0.00%	1,993,910	1.67%	0.0
21	Gray Power	197	2.06%	1,042,555	0.87%	235.8
22	Young Influentials	25	0.26%	1,644,094	1.38%	19.0
23	Greenbelt Sports	0	0.00%	1,638,813	1.37%	0.0
24	Up-and-Comers	0	0.00%	1,649,098	1.38%	0.0
25	Country Casuals	0	0.00%	1,823,591	1.53%	0.0
26	The Cosmopolitans	976	10.22%	1,464,527	1.23%	831.8
27	Middleburg Managers	0	0.00%	2,500,727	2.10%	0.0
28	Traditional Times	0	0.00%	3,194,325	2.68%	0.0
29	American Dreams	1509	15.80%	2,735,953	2.30%	688.4
30	Suburban Sprawl	66	0.69%	1,491,155	1.25%	55.2
31	Urban Achievers	815	8.53%	1,885,116	1.58%	539.6
32	New Homesteaders	0	0.00%	2,115,687	1.77%	0.0
33	Big Sky Families	0	0.00%	2,241,178	1.88%	0.0
34	White Picket Fences	0	0.00%	1,698,327	1.42%	0.0
35	Boomtown Singles	0	0.00%	1,746,102	1.46%	0.0
36	Blue-Chip Blues	9	0.09%	1,423,495	1.19%	7.9
37	Mayberry-ville	0	0.00%	2,776,213	2.33%	0.0
38	Simple Pleasures	0	0.00%	2,606,576	2.19%	0.0
39	Domestic Duos	17	0.18%	1,308,516	1.10%	16.2
40	Close-In Couples	564	5.91%	1,458,470	1.22%	482.7
41	Sunset City Blues	0	0.00%	2,276,881	1.91%	0.0
42	Red, White and Blues	0	0.00%	1,168,228	0.98%	0.0
43	Heartlanders	0	0.00%	2,293,656	1.92%	0.0



Prepared On: Tues Aug 13, 2013 Page 1 Of 7

Prepared By: PA Downtown Center

Nielsen Solution Center 1 800 866 6511

Prepared For: Mt. Lebanon Partnership

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PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 1: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 1.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
44	New Beginnings	14	0.15%	1,674,619	1.40%	10.4
45	Blue Highways	0	0.00%	1,979,351	1.66%	0.0
46	Old Glories	16	0.17%	1,088,501	0.91%	18.3
47	City Startups	0	0.00%	1,526,707	1.28%	0.0
48	Young and Rustic	0	0.00%	2,212,209	1.86%	0.0
49	American Classics	1	0.01%	1,152,945	0.97%	1.1
50	Kid Country, USA	0	0.00%	1,452,467	1.22%	0.0
51	Shotguns and Pickups	0	0.00%	1,891,001	1.59%	0.0
52	Suburban Pioneers	2	0.02%	1,175,157	0.99%	2.1
53	Mobility Blues	0	0.00%	1,595,234	1.34%	0.0
54	Multi-Culti Mosaic	379	3.97%	2,111,544	1.77%	224.0
55	Golden Ponds	0	0.00%	1,793,589	1.50%	0.0
56	Crossroads Villagers	0	0.00%	2,383,261	2.00%	0.0
57	Old Milltowns	0	0.00%	1,613,169	1.35%	0.0
58	Back Country Folks	0	0.00%	2,661,520	2.23%	0.0
59	Urban Elders	610	6.39%	1,725,139	1.45%	441.3
60	Park Bench Seniors	0	0.00%	1,432,436	1.20%	0.0
61	City Roots	135	1.41%	1,439,031	1.21%	117.1
62	Hometown Retired	0	0.00%	1,515,478	1.27%	0.0
63	Family Thrifts	0	0.00%	2,272,001	1.91%	0.0
64	Bedrock America	0	0.00%	2,035,456	1.71%	0.0
65	Big City Blues	8	0.08%	1,358,883	1.14%	7.3
66	Low-Rise Living	0	0.00%	1,635,938	1.37%	0.0
67	Unclassified	0	0.00%	0		
Total		9551	100.00%	119,206,509	100.00%	100.0

PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 3.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
01	Upper Crust	1697	2.94%	1,728,572	1.45%	202.7
02	Blue Blood Estates	421	0.73%	1,096,525	0.92%	79.3
03	Movers and Shakers	1803	3.12%	1,845,997	1.55%	201.7
04	Young Digerati	649	1.12%	1,530,460	1.28%	87.6
05	Country Squires	8	0.01%	2,196,181	1.84%	0.8
06	Winner's Circle	386	0.67%	1,263,890	1.06%	63.1
07	Money and Brains	3600	6.24%	2,526,024	2.12%	294.3
08	Executive Suites	876	1.52%	1,011,313	0.85%	178.9
09	Big Fish, Small Pond	24	0.04%	2,558,038	2.15%	1.9
10	Second City Elite	0	0.00%	1,608,531	1.35%	0.0
11	God's Country	36	0.06%	1,767,383	1.48%	4.2
12	Brite Lites, Li'l City	0	0.00%	2,049,501	1.72%	0.0
13	Upward Bound	0	0.00%	2,160,578	1.81%	0.0
14	New Empty Nests	2088	3.62%	1,197,015	1.00%	360.2
15	Pools and Patios	3559	6.17%	1,483,674	1.24%	495.3
16	Bohemian Mix	1852	3.21%	2,199,666	1.85%	173.9
17	Beltway Boomers	738	1.28%	1,092,643	0.92%	139.5
18	Kids and Cul-de-Sacs	517	0.90%	1,865,338	1.56%	57.2
19	Home Sweet Home	2043	3.54%	2,122,351	1.78%	198.8
20	Fast-Track Families	0	0.00%	1,993,910	1.67%	0.0
21	Gray Power	2967	5.14%	1,042,555	0.87%	587.7
22	Young Influentials	1812	3.14%	1,644,094	1.38%	227.6
23	Greenbelt Sports	24	0.04%	1,638,813	1.37%	3.0
24	Up-and-Comers	0	0.00%	1,649,098	1.38%	0.0
25	Country Casuals	1	0.00%	1,823,591	1.53%	0.1
26	The Cosmopolitans	3230	5.60%	1,464,527	1.23%	455.4
27	Middleburg Managers	0	0.00%	2,500,727	2.10%	0.0
28	Traditional Times	10	0.02%	3,194,325	2.68%	0.6
29	American Dreams	4095	7.09%	2,735,953	2.30%	309.1
30	Suburban Sprawl	3042	5.27%	1,491,155	1.25%	421.3
31	Urban Achievers	2010	3.48%	1,885,116	1.58%	220.2
32	New Homesteaders	4	0.01%	2,115,687	1.77%	0.4
33	Big Sky Families	0	0.00%	2,241,178	1.88%	0.0
34	White Picket Fences	0	0.00%	1,698,327	1.42%	0.0
35	Boomtown Singles	0	0.00%	1,746,102	1.46%	0.0
36	Blue-Chip Blues	443	0.77%	1,423,495	1.19%	64.3
37	Mayberry-ville	0	0.00%	2,776,213	2.33%	0.0
38	Simple Pleasures	1	0.00%	2,606,576	2.19%	0.1
39	Domestic Duos	3458	5.99%	1,308,516	1.10%	545.7
40	Close-In Couples	3507	6.07%	1,458,470	1.22%	496.5
41	Sunset City Blues	0	0.00%	2,276,881	1.91%	0.0
42	Red, White and Blues	4	0.01%	1,168,228	0.98%	0.7
43	Heartlanders	6	0.01%	2,293,656	1.92%	0.5

PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 2: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 3.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
44	New Beginnings	1001	1.73%	1,674,619	1.40%	123.4
45	Blue Highways	0	0.00%	1,979,351	1.66%	0.0
46	Old Glories	1979	3.43%	1,088,501	0.91%	375.4
47	City Startups	0	0.00%	1,526,707	1.28%	0.0
48	Young and Rustic	14	0.02%	2,212,209	1.86%	1.3
49	American Classics	1566	2.71%	1,152,945	0.97%	280.5
50	Kid Country, USA	2	0.00%	1,452,467	1.22%	0.3
51	Shotguns and Pickups	0	0.00%	1,891,001	1.59%	0.0
52	Suburban Pioneers	822	1.42%	1,175,157	0.99%	144.4
53	Mobility Blues	0	0.00%	1,595,234	1.34%	0.0
54	Multi-Culti Mosaic	3956	6.85%	2,111,544	1.77%	386.9
55	Golden Ponds	0	0.00%	1,793,589	1.50%	0.0
56	Crossroads Villagers	2	0.00%	2,383,261	2.00%	0.2
57	Old Milltowns	1	0.00%	1,613,169	1.35%	0.1
58	Back Country Folks	0	0.00%	2,661,520	2.23%	0.0
59	Urban Elders	1249	2.16%	1,725,139	1.45%	149.5
60	Park Bench Seniors	0	0.00%	1,432,436	1.20%	0.0
61	City Roots	1902	3.29%	1,439,031	1.21%	272.9
62	Hometown Retired	0	0.00%	1,515,478	1.27%	0.0
63	Family Thrifts	0	0.00%	2,272,001	1.91%	0.0
64	Bedrock America	0	0.00%	2,035,456	1.71%	0.0
65	Big City Blues	306	0.53%	1,358,883	1.14%	46.5
66	Low-Rise Living	17	0.03%	1,635,938	1.37%	2.1
67	Unclassified	0	0.00%	0		
Total		57728	100.00%	119,206,509	100.00%	100.0

PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 5.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
01	Upper Crust	3563	2.86%	1,728,572	1.45%	197.2
02	Blue Blood Estates	999	0.80%	1,096,525	0.92%	87.2
03	Movers and Shakers	3484	2.80%	1,845,997	1.55%	180.6
04	Young Digerati	787	0.63%	1,530,460	1.28%	49.2
05	Country Squires	88	0.07%	2,196,181	1.84%	3.8
06	Winner's Circle	1014	0.81%	1,263,890	1.06%	76.8
07	Money and Brains	4165	3.34%	2,526,024	2.12%	157.8
08	Executive Suites	1123	0.90%	1,011,313	0.85%	106.3
09	Big Fish, Small Pond	219	0.18%	2,558,038	2.15%	8.2
10	Second City Elite	114	0.09%	1,608,531	1.35%	6.8
11	God's Country	315	0.25%	1,767,383	1.48%	17.1
12	Brite Lites, Li'l City	136	0.11%	2,049,501	1.72%	6.3
13	Upward Bound	64	0.05%	2,160,578	1.81%	2.8
14	New Empty Nests	4222	3.39%	1,197,015	1.00%	337.5
15	Pools and Patios	7003	5.62%	1,483,674	1.24%	451.6
16	Bohemian Mix	2819	2.26%	2,199,666	1.85%	122.6
17	Beltway Boomers	1934	1.55%	1,092,643	0.92%	169.4
18	Kids and Cul-de-Sacs	1160	0.93%	1,865,338	1.56%	59.5
19	Home Sweet Home	4710	3.78%	2,122,351	1.78%	212.4
20	Fast-Track Families	16	0.01%	1,993,910	1.67%	0.8
21	Gray Power	5004	4.02%	1,042,555	0.87%	459.3
22	Young Influentials	2946	2.36%	1,644,094	1.38%	171.5
23	Greenbelt Sports	218	0.17%	1,638,813	1.37%	12.7
24	Up-and-Comers	379	0.30%	1,649,098	1.38%	22.0
25	Country Casuals	41	0.03%	1,823,591	1.53%	2.2
26	The Cosmopolitans	4783	3.84%	1,464,527	1.23%	312.5
27	Middleburg Managers	1291	1.04%	2,500,727	2.10%	49.4
28	Traditional Times	104	0.08%	3,194,325	2.68%	3.1
29	American Dreams	6155	4.94%	2,735,953	2.30%	215.3
30	Suburban Sprawl	6514	5.23%	1,491,155	1.25%	418.0
31	Urban Achievers	3645	2.93%	1,885,116	1.58%	185.0
32	New Homesteaders	42	0.03%	2,115,687	1.77%	1.9
33	Big Sky Families	0	0.00%	2,241,178	1.88%	0.0
34	White Picket Fences	136	0.11%	1,698,327	1.42%	7.7
35	Boomtown Singles	851	0.68%	1,746,102	1.46%	46.6
36	Blue-Chip Blues	1095	0.88%	1,423,495	1.19%	73.6
37	Mayberry-ville	14	0.01%	2,776,213	2.33%	0.5
38	Simple Pleasures	11	0.01%	2,606,576	2.19%	0.4
39	Domestic Duos	9136	7.33%	1,308,516	1.10%	668.1
40	Close-In Couples	7122	5.72%	1,458,470	1.22%	467.3
41	Sunset City Blues	1272	1.02%	2,276,881	1.91%	53.5
42	Red, White and Blues	40	0.03%	1,168,228	0.98%	3.3
43	Heartlanders	50	0.04%	2,293,656	1.92%	2.1



Prepared On: Tues Aug 13, 2013 Page 5 Of 7

Prepared By: PA Downtown Center

Nielsen Solution Center 1 800 866 6511

Prepared For: Mt. Lebanon Partnership

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PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Radius 3: 710 WASHINGTON RD, PITTSBURGH, PA 15228-, 0.00 - 5.00 Miles, Total

PRIZM		Area		US Base		
Code	Name	Households	Pct.	Households	Pct.	Index
44	New Beginnings	3480	2.79%	1,674,619	1.40%	198.8
45	Blue Highways	0	0.00%	1,979,351	1.66%	0.0
46	Old Glories	4210	3.38%	1,088,501	0.91%	370.1
47	City Startups	0	0.00%	1,526,707	1.28%	0.0
48	Young and Rustic	115	0.09%	2,212,209	1.86%	5.0
49	American Classics	3992	3.20%	1,152,945	0.97%	331.3
50	Kid Country, USA	22	0.02%	1,452,467	1.22%	1.4
51	Shotguns and Pickups	0	0.00%	1,891,001	1.59%	0.0
52	Suburban Pioneers	2319	1.86%	1,175,157	0.99%	188.8
53	Mobility Blues	406	0.33%	1,595,234	1.34%	24.4
54	Multi-Culti Mosaic	10068	8.08%	2,111,544	1.77%	456.2
55	Golden Ponds	4	0.00%	1,793,589	1.50%	0.2
56	Crossroads Villagers	19	0.02%	2,383,261	2.00%	0.8
57	Old Milltowns	10	0.01%	1,613,169	1.35%	0.6
58	Back Country Folks	0	0.00%	2,661,520	2.23%	0.0
59	Urban Elders	2816	2.26%	1,725,139	1.45%	156.2
60	Park Bench Seniors	550	0.44%	1,432,436	1.20%	36.7
61	City Roots	5587	4.48%	1,439,031	1.21%	371.5
62	Hometown Retired	179	0.14%	1,515,478	1.27%	11.3
63	Family Thrifts	139	0.11%	2,272,001	1.91%	5.9
64	Bedrock America	0	0.00%	2,035,456	1.71%	0.0
65	Big City Blues	1385	1.11%	1,358,883	1.14%	97.5
66	Low-Rise Living	494	0.40%	1,635,938	1.37%	28.9
67	Unclassified	0	0.00%	0		
Total		124579	100.00%	119,206,509	100.00%	100.0

The "Index" is defined as the ratio of the percent of Households for the segment in the report's geographic area compared to the percent of Households in the U.S. for the segment, times 100.

PRIZM Household Distribution 2013

1, 3, 5, Mile Radii of Mt. Lebanon

Appendix: Area Listing

Area Name:

Type: Radius 1

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 1.00

Area Name:

Type: Radius 2

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 3.00

Area Name:

Type: Radius 3

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

710 WASHINGTON RD
PITTSBURGH, PA 15228-2018

Latitude/Longitude 40.379355 -80.045438
Radius 0.00 - 5.00

Project Information:

Site: 2

Order Number: 972089341

Uptown Main Street Business Directory

Business Name	Street #	Street Name	City	State	Zip	Phone	Email	Category	Web	Biz Owner	Prop Owner
Aladdin's	630	Washington	Pgh	PA	15228	344-1111		Restaurant	aladdinseatery.com	Larry Alberta	Nadine Bognar
Alberta Modern	733	Washington	Pgh	PA	15228	343-4200	info@albertamodernhair.com	Service	albertamodernhair.com		
Allegheny Podiatry	733	Washington	Pgh	PA	15228	561-7828		Medical	alleghenypodiatry.com		
A'Pizza Badamo	656	Washington	Pgh	PA	15228	563-1000	anthonybadamo@gmail.com	Restaurant	apizzabadamo.com	Anthony Badamo	Frank Caruso
Argentine Productions	603	Washington	Pgh	PA	15228	341-6448	peter@argentineproductions.com	Media	argentineproductions.com	Peter Argentine	Lew Molnar
Art Loft	615	Washington	Pgh	PA	15228	563-3003	artloft@pittsburgh.com	Retail	artloftpittsburgh.com	Sally Guehl	
Badamo Hair	750	Washington	Pgh	PA	15228	343-9500		Retail	artloftpittsburgh.com	Tony Badamo	750 Associates
Beehive Needle Arts	648	Washington	Pgh	PA	15228	343-4630		Retail	beehiveneedlearts.com		
Bentz Law	680	Washington	Pgh	PA	15228	563-4500	lbentz@lbentz.com	Law	bentzlaw.com	James Bentz	James Bentz
Betsy's Ice Cream	666	Washington	Pgh	PA	15228	668-0379	ryan@betsysicecream.com	Restaurant	betsysicecream.com	Ryan Miller	Tom Steveson
Bill Few Associates	740	Washington	Pgh	PA	15228	630-6000		Financial	billfewassociates.com		
Bistro 19	711	Washington	Pgh	PA	15228	306-1919	bdefrancis@bistro19.com	Restaurant	bistro19.com	Bea DeFrancis	
CC's Diner	698	Washington	Pgh	PA	15228	561-9418		Restaurant			
Celtic Cross	729	Washington	Pgh	PA	15228	306-1890		Retail	shopcelticcross.com	Tom Macik	
Children's Pediatrics	603	Washington	Pgh	PA	15228	563-6151		Medical	childrenspeds.com		E. Paul Dickerson
Christian Science	633	Washington	Pgh	PA	15228	531-0389		Retail			Gerald Cipriani
Cipriani Law	650	Washington	Pgh	PA	15228	563-2500		Law	c-wlaw.com	Gerald Cipriani	
Citizen's Bank	712	Washington	Pgh	PA	15228	561-8800		Financial	citizensbank.com		
Create a Frame	615	Washington	Pgh	PA	15228	341-1744	createaframe@verizon.net	Retail	createaframehandworks.com	Steve Denenberg	Bob Barson
Davin Interiors	671	Washington	Pgh	PA	15228	221-5770		Service	davininteriors.com	Kathy Davin	Tom Steveson
Denis Foundation	685	Washington	Pgh	PA	15228	668-0737	penny@denistheatre.org	Nonprofit	denistheatre.org	Jane Delano	Denis Theatre
Dinando Candy	698	Washington	Pgh	PA	15228	344-5989		Retail		Patrice Dinardo	Tom Steveson
Donor Services	660	Washington	Pgh	PA	15228	474-1900	ldrane@donorservices.com	Service		Lisa Drane	Frank Katsorinous
Eden's Market	99	Alfred	Pgh	PA	15228	343-1802	edensdownunder@yahoo.com	Retail	edens-market.com	Jeff Weiner	Reg Tate
EJB Holdings	733	Washington	Pgh	PA	15228	344-4557		Service	ejbognar.com	Nadine Bognar	Nadine Bognar
Empire Music	719	Washington	Pgh	PA	15228	343-5299	ioe@empiremusic.com	Retail	empiremusiconline.com	Joe Ravita	
Facade	615	Washington	Pgh	PA	15228	343-6202		Service		Bernadette	Bob Barson
Fatigati Nailin	733	Washington	Pgh	PA	15228	343-1770		Medical	fatigatipcp.org		Lew Molnar
WesBanco	728	Washington	Pgh	PA	15228	561-2470		Financial	wesbanco.com	John Boy	
Funt Dermatology	660	Washington	Pgh	PA	15228	440-0270		Medical	mtlebanonderm.com	Jackie Funt	
Good Ortho	677	Washington	Pgh	PA	15228	225-1114	info@goodorthodonics.com	Medical	goodorthodonics.com		Frank Katsorinous
H+R Block	639	Washington	Pgh	PA	15228	563-8550		Medical			

Uptown Main Street Business Directory

HearBest	658	Washington	Pgh	PA	15228	341-2221	dalbaugh@hearbestinc.com	Retail	hearbestinc.com	Deb Albaugh	Howard Hanna
Howard Hanna	701	Washington	Pgh	PA	15228	561-7400	pggray@howardhanna.com	Service	howardhanna.com	Pat Gray	
Il Pizzaiolo	703	Washington	Pgh	PA	15228	344-4123	ron@ilpizz.com	Restaurant	ilpizzaiolo.com	Ron Molinaro	
Khurana Clinic	700	Washington	Pgh	PA	15228	561-2112		Service	khuranaclinic.com		
Koolkat Designs	691	Washington	Pgh	PA	15228	341-2299	karenwolowski@yahoo.com	Retail	imakoolkat.com	Kate McGrady	Reg Tate
Kous Kous	665	Washington	Pgh	PA	15228	563-5687	abdelkhila@gmail.com	Restaurant	kouskouscafe.com	Abdel Khila	Tom Stevenson
La Plana Chiro	637	Washington	Pgh	PA	15228	563-6904		Medical			
La Pomponnee	659	Washington	Pgh	PA	15228	563-3990		Service	lapomponnee.com		Municipality
Lebo Subs	632	Washington	Pgh	PA	15228	TBD		Restaurant			
Little Tokyo	636	Washington	Pgh	PA	15228	344-4366		Restaurant	littletokyopittsburgh.com	Frank Lee	Jaime Schaffer
LJ Marks Jewlers	650	Washington	Pgh	PA	15228	561-2930		Retail	ljmarksjewlers.com	Russ Marks	Gerald Cipriani
Majestic Nails	697	Washington	Pgh	PA	15228	563-2002		Service		Lisa	
Marriott	611	Washington	Pgh	PA	15228	TBD		Hotel	marriott.com		Kratsa
Massage Envy	680	Washington	Pgh	PA	15228	TBD		Service	massageenvy.com		Jim Bentz
Maxillo Surgery	603	Washington	Pgh	PA	15228						
My Big Fat Greek Gyro	665	Washington	Pgh	PA	15228	531-4976		Restaurant	mybigfatgreekgyro.com		Tom Stevenson
Mineo's Pizza	713	Washington	Pgh	PA	15228						
Modern Piano	660	Washington	Pgh	PA	15228	344-5397		Retail	www.mymodernpiano.com		
Mt. Lebanon Floral	725	Washington	Pgh	PA	15228	344-9168		Restaurant	mineospizza.com		
ONA	692	Washington	Pgh	PA	15228	561-2500		Retail	mtlebanonfloral.net	Carmen	Carmen
Oom Young Doe	654	Washington	Pgh	PA	15228	561-1391	sharon@onaboutique.com	Retail	onaboutique.com	Sharon Clark	Tom Stevenson
Orbis Caffe	675	Washington	Pgh	PA	15228	344-3734	erantschutte@gmail.com	Restaurant	orbiscaffe.com	Sonja Schutte	Kushner
Oriental Rug Gallery	91	Central Sq.	Pgh	PA	15228	563-1212					
Phoenix Technology	615	Washington	Pgh	PA	15228	341-7000	info@pbtg.com	Service	pbtg.com		Bob Barson
PNC Bank	620	Washington	Pgh	PA	15228	341-7775	kbecker@pnc.com	Financial	pnc.com	Kathy Becker	PNC
Potomac Bakery	689	Washington	Pgh	PA	15228	531-5066		Restaurant	potomacbakery.com	Reg Tate	Reg Tate
Premiere Eye	669	Washington	Pgh	PA	15228	563-1020		Medical	premiereye.com	Mark	Tom Stevenson
Primary Care	717	Washington	Pgh	PA	15228	341-7887					
Quest	642	Washington	Pgh	PA	15228	341-3031		Medical	questdiagnostics.com		Jaime Schaffer
Rania's Catering	100	Central Sq.	Pgh	PA	15228	531-2222	rania@raniatogo.com	Restaurant	rania.com	Rania Harris	
Rep. Dan Miller	650	Washington	Pgh	PA	15228	343-3870		Gov't	pahouse.com/miller	Dan Miller	Gerald Cipriani
Resonance Violins	530	Washington	Pgh	PA	15228	344-7605		Retail	resonanceviolins.com	Lilly Lee	Lilly Lee
Ri Van Tran	101	Alfred	Pgh	PA	15228	561-3833					
Rollier's Hardware	600	Washington	Pgh	PA	15228	561-0922	brett@rolliers.com	Retail	rolliers.com	Doug Satterfield	Doug Satterfield

Uptown Main Street Business Directory

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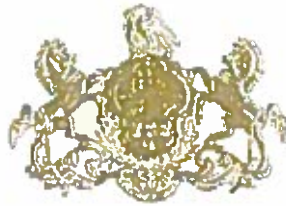
Updown Mt. Lebanon Property Owners

BLOCK LOT	PROPERTY ADDRESS	ZIP CODE	PROPERTY USE	OWNER NAME	OWNER ADDRESS	OWNER ADDRESS 2	OWNER CITY	OWNER STATE	OWNER ZIP	OWNER/LOCATION	TAX PARCEL ID	PROPERTY SIZE (sq. Ft.)
141-B-149	0 WASHINGTON ROAD	15228	FUTURE HOTEL	MT LEBANON HOSPITALITY	2801 FREEPORT RD	PITTSBURGH	PA	PA	15228-1415	OWNER OCCUPIED	0141-B-00149	15647 70063
141-B-159	607 WASHINGTON ROAD	15228	MIXED	607 WASHINGTON ROAD LLC	451 WASHINGTON AVENUE	BRIDGEVILLE	PA	PA	15017		0141-B-00159	4134 036725
141-B-161	603 WASHINGTON ROAD	15228	MIXED	MOLNAR L W & ASSOCIATES	P O BOX 11067	PITTSBURGH	PA	PA	15237	OWNER OCCUPIED	0141-B-00161	4117 742696
141-B-145	615 WASHINGTON ROAD	15228	MIXED	SOLOMON STEPHEN M	670 OSAGE ROAD	PITTSBURGH	PA	PA	15243		0141-B-00145	9498 566145
141-B-143	633 WASHINGTON ROAD	15228	MIXED	REBECCA PROPERTIES LLC	447 WASHINGTON AVE	BRIDGEVILLE	PA	PA	15017	NEIGHBORING COMMUNITY	0141-B-00143	4248 055244
141-F-143	637 WASHINGTON ROAD	15228	MIXED	DRAGONAS JOHN G	1060 COCCANUIT ROAD	BOCA RATON	FL	FL	33432		0141-B-00143	5336 357961
141-F-140	641 WASHINGTON ROAD	15228	MIXED	DRAGONAS JOHN G	1060 COCCANUIT ROAD	BOCA RATON	FL	FL	33432		0141-F-00143	3297 170665
141-F-134	657 WASHINGTON ROAD	15228	PARKING GARAGE	MT LEBANON MUNICIPALITY	710 WASHINGTON RD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00134	24861 72057
141-F-128	663 WASHINGTON ROAD	15228	RETAIL	669 WASHINGTON ROAD ASSOC	666 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228	MT LEBANON OWNER	0141-F-00128	11491 18003
141-F-126	673 WASHINGTON ROAD	15228	COFFEE SHOP	KUSHNER JOSEPH W	455 CLOKEY AVENUE	PITTSBURGH	PA	PA	15228	MT LEBANON OWNER	0141-F-00126	5782 404632
141-F-124	677 WASHINGTON ROAD	15228	ORTHODONTICS	UPTAK MILAN M	164 ELATAN DRIVE	PITTSBURGH1	PA	PA	15243	MT LEBANON OWNER	0141-F-00124	6213 197009
141-F-120	689 WASHINGTON ROAD	15228	RETAIL	TATE LILLIAN L	810 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00120	6120 83415
141-B-052	500 WASHINGTON ROAD	15228	OFFICES	SURMA KATHY J	500 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228		0141-B-00052	3988 765462
141-B-046	470 WASHINGTON ROAD	15228	OFFICES	FOUR SEVENTY INC	470 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228		0141-B-00046	3790 105692
141-B-054	504 WASHINGTON ROAD	15228	OFFICES	UDISCHAS JAMES A	476 STONEHOUSE ROAD	PITTSBURGH	PA	PA	15228		0141-B-00054	4047 53648
141-B-056	506 WASHINGTON ROAD	15228	OFFICES	LIEBEL GARY M	1302 OLD MEADOW ROAD	TRUMBULL	CT	CT	6611		0141-B-00056	4055 447213
141-B-065	514 WASHINGTON ROAD	15228	OFFICE BUILDING	HANLEY MICHAEL J	P O BOX 10368	PITTSBURGH	PA	PA	15241	OWNER OCCUPIED	0141-B-00065	8693 403449
141-F-122	665 WASHINGTON ROAD	15228	THEATER	THE DENIS THEATRE	685 WASHINGTON RD	PITTSBURGH	PA	PA	15234		0141-F-00122	10950 01497
141-B-071	528 WASHINGTON ROAD	15228	COMMERCIAL	STEEFALEX LLC	124 OAKHURST DR	PITTSBURGH	PA	PA	15228		0141-F-00122	10950 01497
141-B-073	530 WASHINGTON ROAD	15228	COMMERCIAL	ZHU XIAN TONG	530 WASHINGTON RD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-B-00071	3786 457926
141-A-024	600 WASHINGTON ROAD	15228	RETAIL	ROLLERS HARDWARE INC	600 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-A-00073	3675 795119
141-B-138	604 WASHINGTON ROAD	15228	BANK	FIRST DYNIA CORP	P O BOX 8108	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-B-00024	90438 66755
141-F-047	694 WASHINGTON ROAD	15228	MIXED	694 BUILDING	666 WASHINGTON ROAD	ROYAL OAK	MI	MI	48068 3108	OWNER OCCUPIED	0141-B-00138	10844 86711
141-F-006	624 WASHINGTON ROAD	15228	MIXED	SHEPPARD JAMES M	126 HAVERTON CIRCLE	PITTSBURGH	PA	PA	15228	MT LEBANON OWNER	0141-F-00047	7887 325955
141-F-010	20 CEDAR BOULEVARD	15228	OFFICE BUILDING	LEBANON HOLDINGS LLC	P O BOX 12636	PITTSBURGH	PA	PA	15241	OWNER OCCUPIED	0141-F-00006	55524 688027
141-E-050	640 WASHINGTON ROAD	15228	OFFICE BUILDING	CEDAR-FLORIDA ASSOCIATES	300 MT LEBANON BLVD #200	PITTSBURGH	PA	PA	15241	MT LEBANON OWNER	0141-F-00010	11125 61314
141-F-021	648 WASHINGTON ROAD	15228	MIXED	LEBANON HOLDINGS LLC	P O BOX 12636	PITTSBURGH	PA	PA	15234-1512	MT LEBANON OWNER	0141-F-00012	13320 18831
141-F-030	648 WASHINGTON ROAD	15228	MIXED	650 WASHINGTON ROAD ASSOC	600 SIX PRG PLACE	PITTSBURGH	PA	PA	15241	MT LEBANON OWNER	0141-F-00021	9222 915139
141-F-032	650 WASHINGTON ROAD	15228	MIXED	650 WASHINGTON ROAD ASSOC	600 SIX PRG PLACE	PITTSBURGH	PA	PA	15222	OWNER OCCUPIED	0141-F-00030	12727 62859
141-F-033	654 WASHINGTON ROAD	15228	COMMERCIAL	654 WASHINGTON ROAD ASSOC	600 SIX PRG PLACE	PITTSBURGH	PA	PA	15222	OWNER OCCUPIED	0141-F-00032	6565 479324
141-F-034	656 WASHINGTON ROAD	15228	COMMERCIAL	CARUSO FRANK	265 PENNSYLVANIA BLVD	PITTSBURGH	PA	PA	15228	MT LEBANON OWNER	0141-F-00033	5007 372893
141-F-038-0001	658 WASHINGTON ROAD	15228	RESTAURANT	TRANSAMERICAN TRUST	1478 GENE DRIVE	PITTSBURGH	PA	PA	15234	MT LEBANON OWNER	0141-F-00034	3286 70846
141-F-049	700 WASHINGTON ROAD	15228	RETAIL	KHURANA R C	375 GOLF-SIDE DR	PITTSBURGH	PA	PA	15090-9419	OWNER OCCUPIED	0141-F-00038-0001	11547 53419
141-F-065	697 WASHINGTON ROAD	15228	MIXED	SUTTON CLIFFORD H	1065 LINDENDALE DRIVE	PITTSBURGH	PA	PA	15243	OWNER OCCUPIED	0141-F-00049	3343 033219
141-F-040	666 WASHINGTON ROAD	15228	RETAIL	STEVENSON WILLIAMS CO	P O BOX 41986	MESA	AZ	AZ	85274-1986	OWNER OCCUPIED	0141-F-00065	5998 1912
141-F-042	670 WASHINGTON ROAD	15228	RETAIL	REBECCA PROPERTIES 3 LLC	666 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00040	6160 871983
141-F-044	680 WASHINGTON ROAD	15228	RETAIL	WASHINGTON CENTER	866 OLD HICKORY ROAD	PITTSBURGH	PA	PA	15243	MT LEBANON OWNER	0141-F-00042	6316 046418
141-F-071	701 WASHINGTON ROAD	15228	RETAIL	GREENLAWN ASSOC LLC	680 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228		0141-F-00044	5822 39882
141-F-048	704 WASHINGTON ROAD	15228	RETAIL	REBECCA PROPERTIES 2 LLC	701 WASHINGTON RD	PITTSBURGH	PA	PA	15228	NEIGHBORING COMMUNITY	0141-F-00071	3874 531339
141-F-063	709 WASHINGTON ROAD	15228	RESTAURANT	CHIANI ROAD	228 BOWER HILL RD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00048	3267 283831
141-F-069	691 WASHINGTON ROAD	15228	MIXED	ROSE WILLIAM TRAVIS	91 CENTRAL SQ	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00063	3015 074927
141-K-204	713 WASHINGTON ROAD	15228	MIXED	EM CRAMERARY CORPORATE	111 HALDANE ST	PITTSBURGH	PA	PA	15205-2912	NEIGHBORING COMMUNITY	0141-F-00069	0141-F-00069
141-K-205	723 WASHINGTON ROAD	15228	COFFEE SHOP	BOYD ELIZABETH	P O BOX 2166	PITTSBURGH	PA	PA	15230		0141-K-00204	18110 97666
141-K-206-0001	725 WASHINGTON ROAD	15228	RETAIL	MT LEBANON FLORAL LLC	723 WASHINGTON ROAD	PITTSBURGH	PA	PA	15228-2001	OWNER OCCUPIED	0141-K-00205	2074 822138
141-K-206	727 WASHINGTON ROAD	15228	RETAIL	SAMPSON TAMIKO N	723 WASHINGTON RD	PITTSBURGH	PA	PA	15228	MT LEBANON OWNER	0141-K-00206-0001	2923 220746
141-K-208	733 WASHINGTON ROAD	15228	RETAIL	DUNBAR ROBERT E	400 COCHRAN RD #102	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-K-00208	2492 647251
141-K-213	733 WASHINGTON ROAD	15228	COMMERCIAL	EIB HOLDING COMPANY	733 WASHINGTON RD 5TH FL	PITTSBURGH	PA	PA	15228-1239	MT LEBANON OWNER	0141-K-00213	2642 568617
141-J-111	712 WASHINGTON ROAD	15228	BANK	ARC CBMTLPAD01 LC	106 YORK RD	PITTSBURGH	PA	PA	15228	OWNER OCCUPIED	0141-F-00213	9996 732252
141-J-107	728 WASHINGTON ROAD	15228	BANK	WESBANCO BANK INC	1 BANK PLAZA	JENKINTOWN	PA	PA	19046	OWNER OCCUPIED	0141-J-00011	14246 92198
141-J-106	728 WASHINGTON ROAD	15228	BANK	WESBANCO BANK INC	1 BANK PLAZA	WHEELING	WV	WV	26003	OWNER OCCUPIED	0141-J-00107	7786 921868
141-J-100	740 WASHINGTON ROAD	15228	RETAIL	HALL DARLENE B	21 LONGEVUE DRIVE	PITTSBURGH	PA	PA	26003	OWNER OCCUPIED	0141-J-00106	2913 655004
									15228 1538		0141-J-00100	3797 975307

37TH DISTRICT
MATT SMITH
SENATE BOX 203037
THE STATE CAPITOL
HARRISBURG, PA 17120-3037
717-787-5839
FAX: 717-772-4437

319 CASTLE SHANNON BLVD.
PITTSBURGH, PA 15234
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PETERS TWP. MUNICIPAL BUILDING
610 EAST MCMURRAY ROAD
MCMURRAY, PA 15317
724-942-7210
FAX: 724-942-7211
TUESDAY AND THURSDAY
EMAIL: SenatorSmith@paserate.com
WEBSITE: www.SenatorMattSmith.com



Senate of Pennsylvania

COMMITTEES

STATE GOVERNMENT, DEMOCRATIC CHAIR
COMMUNITY, ECONOMIC
& RECREATIONAL DEVELOPMENT
CONSUMER PROTECTION
& PROFESSIONAL LICENSURE
FINANCE
GAME & FISHERIES

October 25, 2013

Via First Class U.S. Mail

Secretary Alan Walker
Commonwealth Keystone Building, 4th Floor
400 North Street
Harrisburg, PA 17120-0225

Dear Secretary Walker:

I write to provide my support for the Municipality of Mt. Lebanon, Allegheny County, and their application for designation as a Keystone Community Main Street. Mt. Lebanon was previously recognized as an achiever under the now defunct New Communities program and is pursuing designation under the current Keystone Communities Program. The Mt. Lebanon Partnership will host the program in cooperation with the Municipality and is essential in making Mt. Lebanon thrive as a Main Street Community.

The Mt. Lebanon Partnership, an all volunteer and nonprofit organization, has a history of partnering with the Municipality in managing and administering the streetscape improvement project and facade renovations along Washington Road, the Main Street model for Mt. Lebanon. The Partnership has also successfully managed numerous initiatives such as the Uptown Farmers Market, First Fridays, Plein Air Mt. Lebanon and many more programs geared towards enhancing the quality of life in Mt. Lebanon and the surrounding neighborhoods in the South Hills of Allegheny County. The future economic outlook of this community is reliant on the Partnership and their Main Street Program as it continues collaborating with the Municipality in attracting more customers to Washington Road, improving upon existing efforts to enhance bicycle and pedestrian access in the business district, and providing critical business recruitment and technical assistance for the Municipality.

I encourage the efforts of the Mt. Lebanon Partnership as they continue the mission of creating a vibrant community in Mt. Lebanon by promoting economic growth on behalf of the business and property owners, residents, and volunteers within the Mt. Lebanon commercial district.

I respectfully request your favorable consideration of this application. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Smith', with a stylized flourish extending to the right.

MATT SMITH
State Senator
37th Senate District
www.SenatorMattSmith.com

cc: Bill Fontana, Executive Director, Pennsylvania Downtown Center
Casey Stazler, Economic Development Program Specialist, DCED
Barry Wickes, Director of Legislative Affairs, DCED

Dan Miller, Member
42nd Legislative District

650 Washington Road
Suite 102
Mt. Lebanon, Pennsylvania 15228
(412) 343-3870

106B East Wing
P.O. Box 202042
Harrisburg, Pennsylvania 17120-2042
(717) 783-1850

RepMiller@pahouse.net
www.pahouse.com/Miller
facebook www.facebook.com/RepDanMiller
twitter @RepDanMiller



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

Committees

Aging & Older Adult Services
Children & Youth
State Government

Caucuses

Autism
Emergency Services
Government Reform
LGBT Equality
Steel

October 23, 2013

Secretary C. Allen Walker
PA Dept. of Community & Economic Development
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

Dear Secretary Walker:

I write to provide my support for the grant application of the Mount Lebanon Downtown Partnership (MTLDP), to the Keystone Community Main Street Program. The MTLDP is an active 501c3 organization that acts on behalf of the business owners, property owners, residents, and volunteers within Mt. Lebanon commercial districts to correct and prevent deterioration in the commercial districts, encourage historical preservation where possible, and create and implement development plans. MTLDP has a clear vision to make Mt. Lebanon the Main Street of the South Hills, a destination where businesses and community come together.


MTLDP is led by an experienced manager, and already manages successful initiatives including the Uptown Farmer's Market, Ultra Party, Plein Air Mt. Lebanon, First Fridays, and Winterfest. The Partnership has raised thousands of dollars to support arts related projects and accessibility improvements, have conducted a streetscape improvement project, and provide critical business recruitment and technical assistance within the district. Finally, MTLDP has a robust five year plan which includes involvement in Mt. Lebanon's Transit Oriented Development Project, regional outreach to attract more shoppers and diners to the district, and aggressive efforts to support walking and biking improvements in the district.

It is my hope that with your assistance the MTLDP may continue this outstanding work. The partnership has my full support because of the incredible contributions made to Mt. Lebanon and across the South Hills. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Miller".

Dan Miller
State Representative



cc: Barry Wickes, DCED Legislative Liasion
Beverly Hutzal, Program Specialist
Casey Statzler, Program Specialist
Bill Fontana, Pennsylvania Downtown Partnership



Pennsylvania
Historical & Museum
Commission

October 24, 2013

Pennsylvania Downtown Center
1230 North Third Street
P.O. Box 1265
Harrisburg, PA 17108

To whom it may concern:

As the Western Pennsylvania Community Preservation Coordinator for the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation, I endorse the Municipality of Mt. Lebanon's application as a designated Main Street community.

I have personal knowledge of Mt. Lebanon's efforts to undertake economic development efforts in the context of historic preservation. I have participated in a number of public forums and meetings in the community (full disclosure—I am a resident of the community). These forums have focused on Mt. Lebanon's desire to position itself as a regional leader in historic preservation and good community design, and to create economic opportunity through the preservation and promotion of its historic assets.

Examples of this pride in the community's historic character are abundant. Overseen by the volunteer Mt Lebanon Partnership Mt. Lebanon's successful Main Street program oversees two historically significant commercial districts. With vocal and volunteer support of the Partnership, the Municipality's Historic Preservation Board is overseeing the completion of a National Register of Historic Places nomination for a large portion of the community, including both the Washington Road and Beverly Road commercial districts.

If you have any questions, please do not hesitate to contact me at 412-565-3575 or at wcallahan@pa.gov.

Sincerely,

Bill Callahan
Western PA Community Preservation Coordinator
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
601 Commonwealth Place, Building B | Point State Park
Pittsburgh, PA 15222

Mt. Lebanon Partnership
Friday, February 2, 2013
Mt. Lebanon Municipal Building – Conference Room C
7.30a

AGENDA

- I. Call to Order
- II. Approval of Minutes of the December 7, 2012 Meeting
- III. Treasurer's Report – Johanna Guehl
- IV. IRS Correspondence Update
- V. Committee Updates + Reports
 - a. Organization – Jim DiGregory
 - b. Design – Eric Milliron
 - c. Promotion
 - i. UltraParty – Dorene Ciletti
 - ii. Plein Air Mt. Lebanon – David Csont
 - iii. Winterfest 2013 – Eric Milliron
 - d. Economic Restructuring
 - i. Real Estate Committee Development
 - ii. EDC Work Plan Presentation – Blaine Lucas
- V. Adjourn – Next Meeting: Friday April 5, 2013

Mt. Lebanon Partnership

Draft Minutes 4Q
Friday December 7, 2012
Mt. Lebanon Municipal Building – Conference Room C
7:30 a.m.

In attendance: Jim DiGregory, Johanna Guehl, Rob Spicher, Rebecca Wanovich, Mara Dowdy, Joe Kirk, Doug Braunsdorf, Dorene Ciletti, Commissioner Linfante, Gerry Dudley and David Csont

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes for the 3Q 2012 meeting were reviewed. No discussion. Motion to approve – Rebecca Wanovich; Second – Doug Braunsdorf. Passed Unanimously.
- III. Treasurers Report – Ms Guehl presented the Quarterly Balance Sheet. The Partnership currently holds a balance of \$58,456. *A motion was made by Joe Kirk to accept the report as submitted. The motion was seconded by Rebecca Wanovich. Passed unanimously.*
- IV. Correspondence Update–

Ms. Guehl reported that due to high volumes the Partnership's reinstatement is pending. Over 200,000 reinstatements were received and are being reviewed. Ms. Guehl feels confident that the Partnership will be reinstated.
- V. Committee Updates + Reports
 - a. Consideration of Board Members
 1. Steve Denenberg, Uptown Merchant
 2. Jeff Weiner, Uptown Merchant
 3. Dan Pippitone, Mt. Lebanon resident + DesignerJim DiGregory introduced slate of potential Board members for discussion. Eric Milliron offered background on each candidate. *A motion was made to accept the slate with Mr Denenberg and Mr. Weiner elected as representatives of the Uptown District and Mr. Pippitone to serve as a standing member by Doug Braunsdorf. The motion was seconded by Joe Kirk.*
 - b. Design – Eric Milliron reported that the Commission awarded Beverly Road Merchant Association a grant to obtain bike racks and other enhancements to the district.
 - c. Promotion – Eric Milliron offered information on Winterfest 2.0 which will take place on 2.23.13. Joe Kirk made a motion to budget \$700 for operating cash to said event. David Csont seconded the motion. David

Csont recapped the Plein Air event + discussed ongoing efforts in planning Plein Air 2013.

d. Economic Restructuring – The EDC work plan was distributed.

VI. Adjourn- *Joe Kirk made a motion to adjourn at 9.05a. The motion was seconded by Rebecca Wanovich.*

VII. Committees

a. Organization (Outreach and Advocacy): Eric Milliron discussed the Municipality's efforts to refresh its Comprehensive Plan.

1. Three new Board Members were introduced for nomination + vote:

1. Steve Denenberg, Create a Frame/Handworks Gallery;

2. Jeff Weiner, Eden's Market;

3. Dan Pippitone, Pippitone Design

The Board discussed all three candidates. Doug Braunsdorf made a motion that Mr. Denenberg and Mr. Weiner be elected as representatives of the Uptown CBD and will serve till 12.31.13. Mr. Pippitone will be elected as a standing rep with a full term. Joe Kirk seconded this motion.

b. Design: The Board discussed the opportunity to utilize the new MTL Arts Funds for public art and public realm improvements.

c. Economic Development: Staff reviewed the EDC work plan.

d. **Promotion:**

- Farmers' Market – The Farmers' Market had another successful season. The relocation to the South Lot was a huge success. Market Manager Lisa Winschel is expected to stay on for 2013;
- UltraParty – The Ultra Party Committee will reconvene in the new year.
- Plein Air MTL – The event was a success. It generated a small net (~\$1,500). The Plein Air Committee will reconvene in the new year to begin planning 2013. Many of the same people will be involved.
 - The Board voted to allocate \$3,000 to establish the Mt. Lebanon Arts Fund. The vote was unanimous.
- Winterfest – Eric Milliron discussed plans for the 2nd Annual Winterfest. This is a chili cook off with MTL restaurants competing + PGH homebrewers providing beer. Proceeds benefit Relay for Life. Joe Kirk made a motion to approve \$700 as start up funds for the event. David Csont seconded the motion. Passed unanimously.

VIII. Adjournment @ 9:00 AM – Joe Kirk made a motion to adjourn. Rebecca Wanovich seconded this motion.

Mt. Lebanon Partnership
Friday, April 5, 2013 - 7.30am
Mt. Lebanon Municipal Building – Conference Room C

AGENDA

- I. Call to Order
- II. Approval of Minutes of the February 2, 2013 Meeting
- III. Treasurer's Report – Johanna Guehl
- IV. Denis Theatre Support Letter
- V. IRS Correspondence – Update & discussion.
 - a. Update
 - b. Discussion of notifications to prospective supporters
- VI. Liquor Permit re-application.
- VII. Committee Reports
 - a. Plein Air Mt. Lebanon – David Csont (Chair)
Event update and proposal for "Mt. Lebo Art Fund"
 - b. Ultra Party – Dorene Ciletti (C)
 - c. Winterfest –
Eric Milliron to report on 2013 event.
Partnership to discuss Relay for Life contribution and future of event.
 - d. Promotion and marketing – Doug Braunsdorf (C), Dan, Dorene, David, Mara.
Marketing/branding update & survey results.
 - e. Organization – Jim DiGregory (C)
 - f. Design & Streetscape – Mara Dowdy (C), Joe
Road Diet Study PennDOT – Eric
 - g. Farmer's Market – Erin Hart (C)
 - h. Economic Development – Blaine Lucas (C), Jim
 - i. Real Estate Development – Rob Spicher (C), Jim, Gerry
 - j. Fundraising - vacant
- VI. Adjourn – Next Meeting: Friday June 7, 2013

Mt. Lebanon Partnership

Draft Minutes 4Q
Friday February 2, 2013
Mt. Lebanon Municipal Building – Conference Room C
7:30 a.m.

In attendance: Jim DiGregory, Johanna Guehl, Rob Spicher, Rebecca Wanovich, Mara Dowdy, Joe Kirk, Doug Braunsdorf, Dorene Ciletti, Commissioner Bendel, Steve Denenberg, Dan Pipitone, Blaine Lucas, Bonne Van Kirk, Jeff Weiner, Erin Hart and David Csont

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes from the February 2, 2013 meeting were reviewed. No discussion. Motion to approve – Johanna Guehl; Second – David Csont. Passed Unanimously.
- III. Treasurers Report – Ms Guehl presented the Quarterly Balance Sheet. The Partnership currently holds a balance of \$56,800.99. Ms. Guehl reminded the Board that there is little activity in accounts this time of year. *A motion was made by Bonnie Van Kirk to accept the report as submitted. The motion was seconded by Doug Braunsdorf. Passed unanimously.*
- IV. Correspondence Update–

Ms. Guehl reported that due to high volumes the Partnership's reinstatement is pending. Over 250,000 reinstatements were received and are being reviewed. Ms. Guehl feels confident that the Partnership will be reinstated. Ms. Ciletti raised concerns about applying for a liquor permit as a non-profit and will forward Ms. Guehl the guidelines for her review and opinion.
- V. EDC Work Plan Presentation – Staff presented the recently adopted 2013 EDC work plan. The Commission's top priority is the transit oriented development project.
- VI. Committee Updates + Reports
 - A. Promotions
 - a. UltraParty – Ms. Ciletti mentioned the committee has met and is looking to rebrand the event as UltraDay (UltraParty will be the culmination). The committee is exploring the use of another band and increasing sponsorships.

- b. Plein Air MTL – Mr. Csont reported that the steering committee is meeting regularly and his wife (Linda Csont) would be a major contributor due to his work obligations. The Gala date is set for 10.4.13 and event will run from 9.29.13 – 10.6.13. The event has added a day of painting for the artist + they will have an opportunity to paint in the city to broaden the subject matter
 - c. Winterfest 2013 – Municipal staff reported that the event planning is complete and many of the same restaurants that participated in 2012 have returned. The craft brewing tasting is also set. We expect coverage from MTL, the Post Gazette and the event is being promoted heavily through social media and blogs.
 - d. Farmers' Market – The market will begin on May 11th and run through October. WesBanco has verbally committed to a \$2500 sponsorship.
- B. Economic Development – Blaine Lucas, Chair
 - a. 2013 EDC Work Plan was presented to the Board
 - b. Real Estate Committee – there is a desire to activate this committee which was discussed during the 2012 Retreats. Rob Spicher has agreed to Chair. Mr. DiGregory and Mr. Dudley both have expressed an interest in participating.
- C. Design –
 - a. Joe Kirk expressed an interest in Chairing this committee. There was no report.
- D. Organization – Jim DiGregory
 - a. Fundraising Committee – the Board discussed establishing one. At present there is no Chair. This committee would seek sponsorships, grants etc. to fund the organization.
 - i. Doug Braunsdorf agreed to Chair this activity. The first steps will be brand development. Dorene Ciletti and Dan Pipitone have agreed to assist.
 - ii. Aforementioned group will move to create a Vision Statement for the Partnership. This is needed for continuing our Main Street designation.
 - iii. The Board voted to approve \$1,000 for website improvements.
- VII. Adjourn- *Blaine Lucas made a motion to adjourn at 9.00a. The motion was seconded by Doug Braunsdorf.*

Mt. Lebanon Partnership
Friday, June 7, 2013 - 7.30am
Mt. Lebanon Municipal Building – Conference Room C

AGENDA

- I. Call to Order
- II. Approval of Minutes of the April 5, 2013 Meeting
- III. Relay for Life – Introduction of Ms. Sue Wilcher
- IV. Treasurer's Report – Proxy Report by Eric Milliron
- V. IRS Correspondence – Update & discussion.
- VI. Liquor Permit re-application.
- VII. Committee Reports
 - a. Promotion and marketing–Doug Braunsdorf (C), Dan, Dorene, David, Mara. Marketing/branding update & survey results => Continuance of previous presentation/discussion
 - b. Farmer's Market – Erin Hart (C)
 - c. Ultra Party – Dorene Ciletti (C)
 - d. Plein Air Mt. Lebanon – David Csont (Chair)
Event update and proposal for "Mt. Lebo Art Fund"
 - e. Organization – Jim DiGregory (C)
 - f. Design & Streetscape – Mara Dowdy (C), Joe
Road Diet Study PennDOT – Eric
 - g. Economic Development – Blaine Lucas (C), Jim
 - h. Real Estate Development – Rob Spicher (C), Jim, Gerry
 - i. Fundraising - vacant

VI. Adjourn – Next Meeting: Friday August 2, 2013

Mt. Lebanon Partnership

Draft Minutes
Friday April 5, 2013
Mt. Lebanon Municipal Building – Conference Room C
7:30 a.m.

In attendance: Jim DiGregory, Johanna Guehl, Rebecca Wanovich, Mara Dowdy, Doug Braunsdorf, Dorene Ciletti, Commissioner Bendel, Commissioner Linfante, Steve Denenberg, Dan Pipitone, Bonne Van Kirk, Jeff Weiner, Erin Hart and David Csont

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes from the February 2, 2013 meeting were reviewed. No discussion. Motion to approve – Johanna Guehl; Second – Bonnie Van Kirk. Passed Unanimously.
- III. Treasurers Report – Ms Guehl presented the Quarterly Balance Sheet. The Partnership currently holds a balance of \$70,066. The Municipality grant of \$5,000 has been received. In addition, a grant in the amount of \$2,000 from Gateway Engineers has been received to assist in Washington Road planter beautification.
- IV. Correspondence Update—

Ms. Guehl reported that all forms have been submitted with necessary fees. We are still waiting to hear about reinstatement. The Board expressed concern about length of time this process is taking. A sub-committee will be formed and shall meet to explore methods to expedite this issue and develop a policy moving forward to insure such an error does not happen again.
- V. Liquor Permit Application – Mr. DiGregory will make application for the Partnership. In the event that the Partnership has an issue with obtaining the permit a motion was made to earmark \$1,000 to retain an attorney with expertise in liquor law. Blaine Lucas made motion. Seconded by David Csont. Passed Unanimously.
- VI. Committee Updates + Reports
 - a. Plein Air MTL – David Csont reported that progress is being made on Plein Air 2013. Ms. Csont has made arrangements for an art installation piece to be located in the Municipal lobby, plans for the gala are well underway, artists are being signed up and the Arts Fund created from last

year's event would be directed to hanging rods for permanent displays in the Municipal Building.

There is some concern about approaching sponsors due to the Partnership's tax status. It was discussed that the Partnership must be completely candid about its position. The Plein Air Committee will need to develop an approach to funders with this in mind.

- b. Farmers' Market – Everything is in order for this year's market. WesBanco has pledged \$2,500 to the market.
- c. Winterfest 2013 – Eric Milliron discussed the history of the event and how the Relay for Life organization became involved. Discussion was had on how much to offer the organization. It was decided to retain only 10% of net proceeds for the Partnership; however, moving forward the Partnership would expect to receive a MINIMUM of 25% unless the Board votes otherwise. The Board has made it clear in the past that a higher percentage is appropriate for most events. It is unknown how/if the Partnership will work with Relay for Winterfest 2014.
- d. Ultra Party- No report.
- e. Organization – No report
- f. Promotion + Marketing – Doug Braunsdorf made short presentation. A full presentation will be had at next meeting with full discussion.
- g. EDC – No report.
- h. Design – No report
- i. Real Estate Development – No report
- j. Fundraising – No report

VII. Adjourn-

Mt. Lebanon Partnership
Friday, August 2, 2013 - 7.30am
Mt. Lebanon Municipal Building – Conference Room C

AGENDA

- I. Call to Order
- II. Approval of Minutes of the June 7, 2013 Meeting
- III. Treasurer's Report – Johanna Guehl
- IV. Committee Reports
 - a. Ultra Party Update – Dorene Ciletti
 - b. Plein Air Mt. Lebanon – David Csont
 - c. Promotion and marketing – No Report.
 - d. Farmer's Market – Erin Hart (C)
 - e. Organization – Jim DiGregory (C)
 - (i) Election of Board Members – Jim DiGregory
 - (ii) Discussion - Part time contractor/employee – John Bendel
 - f. Design & Streetscape – Mara Dowdy (C), Joe
Road Diet Study PennDOT, Bike Racks, Bike/Ped Committee – Eric
 - g. Economic Development – Blaine Lucas (C), Jim
 - h. Real Estate Development – Rob Spicher (C), Jim, Gerry
 - i. Fundraising - vacant
- VI. Adjourn – Next Meeting: Discuss – Next Meeting Falls on Plein Air Gala Night.

Mt. Lebanon Partnership

Draft Minutes
Friday June , 2013

Mt. Lebanon Municipal Building – Conference Room C
7:30 a.m.

In attendance: Jim DiGregory, Rebecca Wanovich, Mara Dowdy, Doug Braunsdorf, Dorene Ciletti, Commissioner Bendel, Joe Kirk, Dan Pipitone, Blaine Lucas, Jeff Weiner, Gerry Dudley, Rob Spicher, Erin Hart and David Csont

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes from the April 5, 2013 meeting were reviewed. No discussion. Motion to approve – Doug Braunsdorf; Second – Jeff Weiner. Passed Unanimously.
- III. Relay for Life – Mr. DiGregory recapped events surrounding Winterfest 2013 and introduced Ms. Sue Welcher from Relay. Winterfest raises funds for Relay. It was decided that we would continue with Winterfest in 2014 and Relay would continue to be our partner; however, one of the co-chairs will from Relay will be involved and a Board member of the Partnership.
- IV. Treasurers Report – Eric Milliron presented the financial report on behalf of Ms. Guehl. Mr. Milliron stated that the Partnership is currently sitting on a balance of \$64,260 in both money market and checking accounts. Mr. Milliron walked the Board through each business line and explained activity in each. Blaine Lucas made a motion accepting report. Motion was seconded by Doug Braunsdorf.
- V. Correspondence Update–

Significant progress has been made and the Board can expect a determination shortly.
- VI. Liquor Permit Application – Permit has been obtained for Ultra Party.
- VII. Committee Updates + Reports
 - a. Promotion and marketing – Doug Braunsdorf reviewed his committee's efforts and survey results. This work will be folded into the Municipality's Keystone Communities application.

- b. Farmers' Market – The market is running well. Ms. Hart is working with the market manager and Municipality to offer cooking demonstrations, book signings and other activities to enhance the markets offerings.
- c. UltraParty 2013 – Plans are well underway for this annual block party.
 - 1. Accessible Lebo – Ms. Ciletti discussed the committee's desire to create a new beneficiary of Ultra revenues – Accessible Lebo (AL) AL would use net proceeds to make Mt. Lebanon a more accessible place for people with physical/mental challenges. In 2013 the committee is proposing acquisition of accessible playground equipment. In future years the committee with guidance from the Board would earmark net dollars to projects with the aforementioned mission. David Csont made a motion to accept this Accessible Lebo as a new fund of the Partnership. Joe Kirk seconded.
- d. Plein Air MTL- Mr. Csont reported that progress is being made for Plein Air 2013:
 - 1. Atria's has been encumbered as the caterer at the Gala;
 - 2. A major installation project is underway in partnership with the MTLSD;
 - 3. Frank Webb shall judge;
 - 4. Gallery Rods for the Municipal Building are the approved use of the Arts Funds and committee members will be getting bids. The Municipality will install.
- e. Organization – Mr. DiGregory indicated that the Board will need to prepare for officer elections.
- f. Design + Streetscape – Municipal staff updated the Board about PennDOT's Road Diet Study
- g. EDC – No report.
- h. Real Estate Development – No report
- i. Fundraising – No report

VIII. Adjourn-

Mt. Lebanon Partnership
Friday, October 11, 2013 - 7.30am
Mt. Lebanon Municipal Building – Conference Room C

AGENDA

- I. Call to Order
- II. Approval of Minutes of the August 2, 2013 Meeting
- III. Katherine Hart – Revenue/Grant Consultant (5m)
- IV. Treasurer's Report – Johanna Guehl
- V. Committee Reports
 - a. Promotion and marketing
 - i. Ultra Party Update – Dorene Ciletti
 - ii. Plein Air Mt. Lebanon – David Csont
 - iii. Farmer's Market – Erin Hart (C)
 - b. Organization – Jim DiGregory (C)
 - (i) Update - Part time contractor/employee – Eric Milliron, John Bendel + Steve Denenberg
 - c. Design & Streetscape – Mara Dowdy (C), Joe
 - i. Beverly Road Update – Eric Milliron
 - d. Economic Development – Blaine Lucas (C), Jim
 - e. Real Estate Development – Rob Spicher (C), Jim, Gerry
 - i. Co-Working Space
 - f. Fundraising – Joe Kirk
- VI. Adjourn – Next Meeting: December 6, 7.30a

Mt. Lebanon Partnership

Draft Minutes
Friday August 2, 2013
Mt. Lebanon Municipal Building – Conference Room C
7:30 a.m.

In attendance: Jim DiGregory, Rebecca Wanovich, Steve Denenberg, Johanna Guehl, Bonnie Van Kirk, Mara Dowdy, Dorene Ciletti, Commissioner Bendel, Joe Kirk, Dan Pipitone, Blaine Lucas, David Csont and Rob Spicher

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes from the April 5, 2013 meeting were reviewed. No discussion. Motion to approve – Rebecca Wanovich; Second – Bonnie Van Kirk. Passed Unanimously.
- III. Treasurers Report –Ms. Guehl presented the financial report. Ms. Guehl stated that the Partnership is currently sitting on a balance of \$62,409.94 in both money market and checking accounts. Ms. Guehl walked the Board through each business line and explained activity in each. Steve Denenberg made a motion accepting report. Motion was seconded by Joe Kirk.
- IV. Committee Updates + Reports
 - a. Promotion and marketing –
 1. Ultra Party – The event is on schedule for August 3rd. A full report will be made at the October meeting.
 2. Plein Air MTL- Mr. Csont reported that progress is being made for Plein Air 2013. In addition, a request was made for an approved budget of \$20,000. The Board discussed the budget line items, sponsorship goals and likely income. Joe Kirk made a motion to accept the \$20,000 budget as presented. This motion was seconded by Steve Denenberg. Pass unanimously.
 - b. Organization – A vote to retain expired Board members took place:
 1. The following member were elected to service till 6.30.2016
 1. Rebecca Wanovich
 2. Johanna Guehl
 3. Dorene Ciletti
 4. Gerry Dudley
 2. The following Board member was elected to serve till 6.30.15
 1. Rob Spicher

*Motion to accept slate by Blaine Lucus. Seconded by Rob Spicher.
Pass unanimously.

3. Part-Time/Contract Employee – Commissioner Bendel raised the point that the Partnership should consider bringing on either a Part-Time or contract employee to assist the Municipality in planning + managing events. The Board agreed that it is time to bring on someone to provide event planning/management talent for Partnership events. The focus would be on events such as Plein Air, UltraParty and Winterfest. The Uptown Farmers' Market already has a contract person in place. The Board agreed to pursue. A committee will be formed to discuss job description and compensation. Commission Bendel agreed to discuss the possibility of locating this person within the Municipal Building with Manager Feller. The Staff Liaison can provide day-to-day management in cooperation with appropriate Board Chairs.

- c. Design + Streetscape – Municipal staff updated the Board about PennDOT's Road Diet Study and the successful grant application for bike racks.
- d. EDC – A brief report updated the Board about two new business in Uptown – 1. Massage Envy 2. Lebo Subs
- e. Real Estate Development – No report
- f. Fundraising – Joe Kirk agreed to develop a fundraising strategy and Chair this Committee. Staff will provide Mr. Kirk with all current sponsorship packages.

V. Adjourn-

Mt. Lebanon Partnership
Friday, December 6, 2013 - 7.30am
Mt Lebanon Municipal Building – Conference Room C

AGENDA

- I. Call to Order
- II. Approval of Minutes of the October 11, 2013 Meeting
- III. Treasurer's Report – Johanna Guehl
- IV. Committee Reports

- a. Promotion and marketing

- i. Winterfest Update – Daniel Pipitone
 - ii. Ultra Party – Dorene Ciletti
 - 1. Playground Equipment Installed.
 - iii. Plein Air Mt. Lebanon – David Csont
 - iv. Farmer's Market – Erin Hart (C)

- b. Organization – Jim DiGregory (C)

- i. PT Events Employee/Contractor

- c. Design & Streetscape – Mara Dowdy (C), Joe

- i. Beverly Road Update \$75k Match – Eric Milliron
 - ii. Tour de MTL – Eric Milliron + Mara Dowdy

- d. Economic Development – Blaine Lucas (C), Eric

- i. TOD Public Input Session – January 16th 5-7p.

- e. Real Estate Development – Rob Spicher (C), Jim, Gerry

- f. Fundraising – Joe Kirk

VI. Adjourn – Next Meeting: February 7, 7.30a

Mt. Lebanon Partnership

Draft Minutes

Friday October 11, 2013

Mt. Lebanon Municipal Building – Conference Room C

7:30 a.m.

In attendance: Jim DiGregory, Rebecca Wanovich, Steve Denenberg, Johanna Guehl, Mara Dowdy, Dorene Ciletti, Joe Kirk, Dan Pipitone, David Csont, Erin Hart and Rob Spicher

Municipal Staff: Eric Milliron

Guest: None

- I. Call to Order: Jim DiGregory called the meeting to order at 7:30 a.m.
- II. Minutes from the August 2, 2013 meeting were reviewed. No discussion. Motion to approve – Rebecca Wanovich; Second – David Csont. Passed Unanimously.
- III. Katherine Hart – The Municipality contracted with Ms. Hart to explore revenue generation. Ms. Hart made a brief presentation of her charge and asked the Board if there were any opportunities to work together. She was informed that she may contact appropriate Board members to explore options.
- IV. Treasurers Report –Ms. Guehl presented the financial report. Ms. Guehl stated that the Partnership has a balance of \$81,736.41 in both money market and checking accounts. Ms. Guehl walked the Board through each business line and explained activity in each. There will be additional activity in coming months due to Plein Air reconciliations. Rebecca Wanovich made a motion accepting report. Motion was seconded by Dorene Ciletti.
- V. Committee Updates + Reports
 - a. Promotion and marketing –
 1. Ultra Party – The event net is \$13,934. The Board by electronic vote approved \$11,080 for acquisition + installation of accessible play equipment at Main Park. This equipment will be installed before year's end. A ribbon cutting will be scheduled at an appropriate time thanking the Partnership for its generosity. The Municipality will organize this.
 2. Plein Air MTL- Mr. Csont reported that Plein Air MTL went well. While final numbers will not be available for a few weeks it is expected to be in the black. A wrap up meeting will be scheduled to review the final numbers, procedures, event mix etc.
 1. Discussion – The Board discussed changing the title of this event to Mt. Lebanon Partnership presents Plein Air

Pittsburgh. This is an effort to sustain an event with broader regional appeal.

1. MOTION – Joe Kirk made a motion to set aside \$1,000 to copyright event names. Rebecca Wanovich seconded. Unanimous Approval.

- b. Organization – The Board discussed hiring a Fundraising Professional to help frame a strategy for the Partnership to pursue sponsors.

1. MOTION - Joe Kirk made a motion to set aside \$1,500 to contract with said professional. David Csont seconded. Unanimous approval.

- c. Design + Streetscape – Municipal staff informed the Board that the Municipality will be seeking funding for streetscape improvements to Beverly Road's commercial district. Staff will update the Board in December on progress.

Staff also discussed the creation of a bike/ped committee to 1. Bring back the Tour de MTL 2. Promote bike/ped safety + other appropriate initiatives.

- d. EDC – Staff updated Board on hotel.
- e. Real Estate Development – No report
- f. Fundraising – See Organization report.

VI. Adjourn-