

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

FEBRUARY 4, 2025

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:15 p.m.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Bob Stevenson, Bill Krut, Mike Adams, Bob Williams, Dennis Biondo, Alex Graziani, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon.

PUBLIC COMMENT

GEORGIANNA WOODHALL

Mrs. Georgianna Woodhall, a resident 4560 Broadway Boulevard, came forward to express her concerns about the sale of the Monroeville Mall to Walmart. She felt it could be a really good thing to develop the property if it is done in a manner in which the residents and council approve. She disagreed with developing it in the way it was done in 2005 when they came before council. She reported she was a ring leader of the anti-Walmart movement and she stated she would do it again. She explained how she has lived in Monroeville for 70 years and she is the third generation in her house. She stated she plans on staying in Monroeville and she is proud to be part of this community. She reported when Walmart came before the community and wanted to develop at the intersection of Routes 130 and 48 on a two-lane road they submitted a level of service weaver application for the intersection of Haymaker Road and Route 130. She pointed out this is billion-dollar Walmart and she had all the information in a brief. She was hopeful that their intentions for the property are good because there were a lot of people who fought Walmart the last time from all the small towns and businesses around that would have been put out of business by Walmart. She read a newspaper article from February 7, 2007 concerning Walmart getting sued for sex discrimination.

Mrs. Woodhall asserted she would be Walmart's best friend if they develop the property in a matter that is it best for Monroeville now and in the future but if they do what they did in the past she would be their biggest nightmare. She stated they will never be a burden on the police department because Monroeville needs to take care of those who have taken care of the residents with some paying the biggest sacrifice.

ELIZA BECK

Dr. Eliza Beck, a resident, came forward because she was curious. She reported 20 years ago she went door to door because the residents were concerned about Walmart coming to Monroeville. She stated the newspaper today indicated that Walmart has had an interest in Monroeville for 10 years but she corrected it to be 20 years. She reported how far ahead of her time she was back then. She

explained that she understands when Walmart indicates they want to work with the residents it could mean one thing to them and another thing to the residents. She stated it means something different to her. She recognized that roof top farming on top of the new Walmart may not be something that people are ready to accept or accomplish but maybe 20 years later it could be considered. She pointed out it would give Monroeville food security because Walmart might venture into doing some experimentation and engage the people in the community that are into perma-culture, into regenerative food systems and into organics to creating that. She referred to the organization that she founded in 2019 called Reimagine the Turtle Creek Water Shed and Air Shed Communities did a lot of research. She reported one of their five subgroups about the mall was one of the projects. She hoped that the Walmart people are watching and they have the reports that looked at malls across the country which showed how malls can be reimaged. She noticed that they used the word reimagine in the first sentence of their newspaper article.

Dr. Beck reported reimagining the Turtle Creek Water Shed and Air Shed Communities is the organization that she cofounded with the League of Women Voters and Protect Penn-Trafford Township in 2019. She pointed out the article indicated that they want to be collaborative and know what residents want. She questioned whether council will have any input in that and questioned whether Walmart will come before council. She questioned how the community will navigate that interface and it will be managed. She wanted to know how the residents and the community will communicate with Walmart. She inquired whether council will have a partnership or an interest in a multi-use situation with retail and residential and maybe a place to grow food. She mentioned permeable pavement and questioned whether it will truly be a place reimaged not a mega-monster center that wipes out the rest of the individual businesses that currently exist in the mall and around the community.

Dr. Beck also read a newspaper article from the Times Express in 2006 where she wrote to the editor. She reported the headline says, Walmart generosity following rezoning rejection questioned. She reminded everyone that in 2005-2006 council rejected their plan to development. She pointed out the article indicated that Walmart was making donations to the community but they do not even have a store here.

ADJOURNMENT

There being no one else come forward to make public comment, the meeting was adjourned at 7:26 p.m. Before closing the meeting, Mayor Gresock reported the municipality has not had any contact with Walmart and they have only met with Cypress Equities which is the company managing and directing the redevelopment and there have been many optimistic and positive meetings held. He asserted they would roll out their plans for the future but currently nothing has been submitted other than they are interested and want to reinvent, reimagine and redevelop the property. He looked forward to what they may bring to the community.

Respectfully submitted,

Alexander J. Graziani
Municipal Manager

AJG/sam