

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

APRIL 1, 2025

MINUTES

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

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, Paul Whealdon, Makayla Lang.

ANDREW YALCH

Mr. Andy Yalch, a resident of University Park, came forward to express his concerns. He reported his family owns Charlies Ice Cream and Pizza. He was concerned with having this facility so close to his proper with people there with their problems. He disagreed that it was a good idea to locate it there because of the safety of all the children that come to Charlies. He pointed out there are thousands of children that come their yearly with the baseball teams. He felt having these facilities near the population is not a good thing and he described a situation down by Highland Park. He requested council vote negative on that application.

Mayor Gresock explained Mr. Yalch was referring to the conditional use application for Pyramid Healthcare and there will be a presenting regarding what it being proposed and considered for the council meeting. He suggested anyone at the meeting that wanted to talk about Pyramid Healthcare to wait until that portion of the meeting. He reported everyone would be sworn in and it would be part of the testimony for the conditional use hearing.

ELISA BECK

Dr. Eliza Beck came forward to report she was the founder of Sustainable Monroeville in 2009 and she co-founded Re-Imagine the Turtle Creek Water Shed and Air Shed Communities. She pointed out Monroeville is in the Turtle Creek Water Shed along with Monroeville Mall and 33 other communities that will benefit from the redevelopment of the mall. She explained in their re-imagine process that started in 2019 they had a high school essay competition in 2021 and 2022 with the question of what they would like to see at Monroeville Mall. She reported there is raw footage with film maker Mark Dixon that she wanted council, mayor and municipal manager to provide to the developer and it is called representing Walmart. She appealed to everyone in attendance including the audience to figure out how to a five-minute film short created to help the developer that are planning the development to make sure the independent business that are currently there, stay there. She suggested giving them a break for the rent to stay there. She felt Walmart should be in its place, not a super store and the citizens make it clear they do not want it to be the whole place. Again, she mentioned two five-

minute videos that she would supply to the mayor and council that re-imagined Turtle Creek Water Shed and Air Shed that provides a synopsis. She stated it is also on You Tube. She felt the mall could be a show piece for the world and she has been suggesting Monroeville could be a show piece community for 20 years. She reported this is an opportunity for Monroeville because they are at the gateway and she pointed out Monroeville is a diverse community.

Dr. Beck presented Councilman Poach a copy of her book and she would wanted to give a book to anyone that is interested. She felt the community's efforts brought a good development into town and it needs to rise to the occasion. Further discussion ensued.

Dr. Beck also presented a book to Mr. Graziani entitled the Service Berry.

#### LINDA QUINN

Ms. Linda Quinn, resident of 194 Orchard Street, came forward to express her concerns. She requested the municipality to continue to maintain the last 179 feet of paved roadway that is in front of her home. She explained that road was previously maintained by the municipality from the time it was constructed up until approximately 2012 and when she built her house in 2018. She reported they resurfaced the road in 2018 and stopped 179 feet short of the pavement and a sign was erected stating that Monroeville would end maintenance there. She stated there is a fire hydrant that is at the end of the paved surface that is not is not maintained. She was concerned the fire company will not be able to make it make down the road and the U.S. Postal service will not be able to get through if the road is not maintained. She pointed out Ordinance 227 was signed in September 1960 when it was a dirt road and it was paved in 1972 but the ordinance has not been changed since that time. She reported she discussed it with the manager in October and it was reviewed by Jamie Storey and Paul Hugus who suggested the ordinance could be revised to change the footage from 2,376 up to 2,713 which would cover all the pavement in front of her home. She requested the municipality to consider it.

#### GEORGIANA WOODHALL

Mrs. Georgiana Woodhall, a resident of Broadway Boulevard, came forward to inquire whether anyone was present from Cypress Equities or Walmart and Mr. Graziani answered negatively. She referred to a newspaper article from February 13, 2025 about Walmart purchasing the Monroeville Mall for \$34 million and she read a portion of it. She questioned who was on the mayor's team as referred to in the article and expressed an interest in being on the team. She referred to his comment in the article about mixed use with residential restaurants and retail and the 2023 Zoning Ordinance update has allowed for those types of development. She reported she was on the planning commission in 2015 when it was part of the update for the ordinance. She referred to the Village of Pine in Wexford and felt it was a beautiful development. She mention St. Barnabas and the Tunnel for Towers.

Mrs. Woodhall referred to the mention of not having advertising in the newspapers. She stated she is not on line. Mr. Poach reported it is moving through the state legislature. Mrs. Woodhall pointed out people like her who are not on line will not be able to get the information. Mr. Poach explained the intent is to reduce the burden on individual municipalities and reported for many of them it is a hardship to continue to advertise. Mrs. Woodhall disagreed that it was a hardship in Monroeville. Mr. Poach further explained that it is moving through the state legislature concerning the cost. Mrs. Woodhall voiced her concern.

Mrs. Woodhall reported how she walks the mall but no one seems to anything about what is going on at the mall. She also reported how she goes to Ross Park Mall and South Hills to shop and she remembered how the Monroeville Mall in the 1970s. She explained how the Double Tree was Sheraton on the Mall and it was a five-star hotel. She felt Monroeville needs to get rid of some of the smaller hotels that are a burden on the police department. She suggested Monroeville needs to look for better things.

GARY DELORENZO

Mr. Gary DeLorenzo, resident of Colonial Drive, came forward to address council. He reported he has lived in Monroeville since 1987 with his wife and two children and he has been a long-time resident. He explained how has come from a background of service to the community and he mentioned how he was on the Monroeville Municipal Authority for ten years and was President of the Park Swim Club. He reported he wants to continue to serve the community and he will be running for council for Ward Three this year. He was hopeful that he could work with the municipality on the continued services in Monroeville and work on capital improvement opportunities and a variety of initiatives.

Mayor Gresock referred back to some of the comments. He felt the Times Express does not always get all the facts straight. He reported he and the manager met with Cypress Equities two or three times when they were interested in the purchasing of the mall. He explained after the purchase was made there was a follow-up meeting about it. He reported the municipality learned about Walmart from the news like everyone else and he pointed out Walmart was a silent investor with Cypress Equities. He referred to the comment about a team and explained the only people that met with them was himself, the manager and the zoning officer. He agreed with the comment about him being optimistic about the development and what is being proposed will be good. He reported the last he heard was they were interviewing design firms. He pointed out they stress that they would involve the community, staff, council, residents, businesses and they are very optimistic. He reported they understand how important the mall has been to Monroeville for so long and for many years it has fallen away from it. He mentioned how it is a center piece of the community and the municipality looks forward to working with them with Walmart in the mix. He suggested Monroeville is interested in what they propose and the information will be presented as it becomes available. He stated it is important and it will impact the community for decades and it is a big deal and long term it will be a great thing for the community.

ADJOURNMENT

There being no one else come forward at this time, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Alexander J. Graziani,  
Municipal Manager

