

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

JUNE 3, 2025

MINUTES

The meeting was called to order at 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 and Makayla Lang.

Mayor Gresock mentioned the four-way stop in front of the municipal building. He encouraged everyone to be courteous and stop at the signs. He reported it is not going to be a quick process to get it fixed and estimated it would be done in October. He explained it will take some time but the process had been started before the storm took it down.

Mayor Gresock mentioned the Monroeville Mall redevelopment with Walmart and Cyprus Equities and reported they are very interested in getting public input from the municipality. He stated the municipality would be working with them to organize opportunities for that to happen over the next few months. He reported they do not have any master plan options at this time but they will be scheduling meetings for the public input. He explained it would be a long process and the municipality is looking forward to the opportunity. He reported there have been no updates from them at this point and they have not submitted any application or permits. Again, he reported they want the public's input and the information will be available as soon as it is received. He further explained once submission is made, there will be multiple opportunities for the public to review the information.

PUBLIC COMMENT

ELISA BECK

Dr. Elisa Beck came forward to explain an incident with the traffic signal not operating at the Intersection of Routes 48 and 22. She felt it was a metaphor because everyone slowed down and paid attention. She suggested that is what should be done with this opportunity with Cyprus Equity and Walmart coming into Monroeville. She reported 20 years ago the residents were told they could not keep Walmart out of the community but the residents will do everything to do that. She explained she spoke to Cypress Equities twice since the last time she came before council and was told a community meeting would happen in the next few months. She mentioned regenerative future beyond sustainable development happens right now. She thanked the municipal manager for suggesting that Walmart and Cypress Equities immediately open a retail spot in the mall to take public comment that will be public and broadcast throughout the community. She encouraged anyone interested in participating to come to the Tuesday after the council meeting at 7 p.m. She felt this is an opportunity for the citizens to

collaborate with the council, mayor and municipal manager for a destination for the world. She asserted Walmart has the capital and equity and Monroeville should not be the one paying for it. She felt by slowing down it allows for taking the input of others. She read into the record an article from James Hollister from Evolve Environment Architecture who is a well-known Pittsburgh firm that is helping to reinvent Pittsburgh (see attached). She encouraged everyone to watch the You Tube Videos that reimagine the Turtle Creek Water Shed and Air Shed Communities Plus. She also referred anyone with questions to [sustainablemonroeville@gmail.com](mailto:sustainablemonroeville@gmail.com).

Dr. Beck thanked the municipal manager for communicating with Scott Herrington the Managing Director on behalf of Cyprus. She encouraged anyone interested in contacting Cyprus Equities to go to their website and the telephone numbers and email addresses are available.

#### CHERYL RICHARDS

Ms. Cheryl Richards, a resident of Trotwood Drive, came forward to express her concerns. She thanked Dr. Beck for providing the big picture of the opportunity for the Walmart/Monroeville Mall Development. She wanted to reinforce that the public has good ideas and they are all concerned. She expressed how she was cautiously optimistic about Walmart on a 200-acre mixed use development. She explained mixed use is to live, work and play in the area. She mentioned the Monroeville Farmers Market is held at the Monroeville Mall every Saturday from May to November in the Dick's Parking Lot. She was curious about what would happen if that space is built out for the play portion of the use. She suggested trees, grass and permanent booths could be added. She also suggested it could be used for family fun nights, outdoor movies or concerts. She felt building those events and experiences in a different way in that space to drive people is what needs to happen.

Ms. Richards mentioned this could be used for small businesses looking for a home and they are on trend with food, food supply, food quality and security. She felt there is no better way than to drive this to bring people in.

#### GEORGIANA WOODHALL

Mrs. Georgiana Woodhall, a resident of Broadway Boulevard, came forward to express her concerns. She reported when she attended the meeting on February 13, 2025 she went over the articles in the Times Express and the mayor informed her the municipal team met with the representatives from the mall. She inquired when those meetings were held. Mayor Gresock corrected that the staff met with them in the municipal building. Mrs. Woodhall inquired whether there were minutes from the meeting or information that could be reviewed to understand what went on. Mayor Gresock reported it was casual discussion.

Mrs. Woodhall referred to a recent article in the Times Express and inquired about a statement made by Councilman Biondo about the Monroeville Mall Development. She inquired when he met with the developers. Mr. Biondo explained the articles says Monroeville has been in communication with the mall development and he has never been involved in any discussions.

Mrs. Woodhall requested transparency. She reported after she read the article on February 13, 2025, the McGuire Team with Cyprus was supposed to organize meetings with the residents to find out what they are looking for so they could do a study. She read from the article that they were looking forward to a productive relationship with the Municipality of Monroeville and the residents.

Mrs. Woodhall reported she has walked the mall for two months trying to get information and to talk to somebody from Cyprus. She stated the business owners at the mall have been left in the dark and they have no information.

Mrs. Woodhall reported she went to the safe room at the mall but no one was there. She did find a mall officer and he introduced her to someone name Boris who would be handling the redevelopment of the mall. She inquired whether that is the person the municipality talked with and Mayor Gresock answered negatively. Mr. Krut reported Bora is the mall manager. Mrs. Woodhall reported how she had a discussion with him and invited him to the Citizens' Night Meeting and she mentioned how the residents are still waiting to hear about the design team that was to be organized. She reported he informed her that would probably not happen for two years. She also mentioned how this is the same thing that happened in 2005 when Walmart tried to get into Monroeville. Mayor Gresock stated none of the current council are the same that was here 20 years ago when it happened. Mrs. Woodhall submitted the minutes from the September 13, 2005 Council Meeting (see attached).

#### GREGG NEMEC

Mr. Gregg NemeC, a resident of Sandy Drive, came forward to report he could not be more thrilled about Cyprus and Walmart coming here to save the mall. He reported the mall is just slowly emptying out with one more store after another leaving. He was thrilled that they have an idea about putting in an office so people can come in to review the progress of the situation. He stressed it is a long drawn out process and he felt individuals trying to force a relationship with them is counter-productive. He mentioned there will be meetings so everyone can express their ideas. He reminded everyone that these companies are not here on a philanthropic mission , they are here to make money. He felt they would do it one way or another and he was hopeful that the residents could provide suggestions that will help Monroeville to stay strong and grow. He disagreed with individual, one-on-one meetings were a good idea.

Mr. NemeC inquired when Turnpike Gardens is scheduled to be paved. Mr. Hugus answered within the next two months.

#### 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

AJG/sam