

WICK NEIGHBORS, INC. UPDATE

A Status Report on Recent News

August 2007

Mr. Scott Schulick, Chairperson
Butler Wick Trust Company
Ms. Germaine Bennett, Vice Chair
Youngstown City Schools
Mr. Tom Poole, Treasurer
Hill Barth & King LLC
Mr. Jamael Tito Brown, Secretary
Mahoning County Treasurer's Office
The Rev. John Horner, Chair Emeritus
St. John's Episcopal Church
Attorney Karen Abrams
National City Bank
Mr. Terry Abrams
Home Builders/Remodelers Association
Mr. Patrick W. Bevack
Home Savings and Loan Company
Mr. Albert P. Blank
First Place Bank
Ms. Bonnie Deutsch Burdman
Youngstown Area Jewish Federation
Mr. James D. Burgham
IBEW Local 64
Mr. Josh Butler
Josh Butler and Company
Mrs. Donna Buzulencia
Coldwell Banker/First Place Real Estate
Ms. Ann Caizza
Smoky Hollow Resident
Mr. Carmine Cassese
Cassese's M.V.R.
Mr. Mike Crosby
Turning Technologies
Attorney Daniel P. Dascenzo
Roth, Blair, Roberts, Strasfeld & Lodge
Attorney Paul Dutton
Harrington, Hoppe & Mitchell
Mr. John Finizio
Humility of Mary Health Partners
Mr. George Garchar
Catholic Charities Housing Opportunities
Mr. Michael S. Garvey
M-7 Technologies
Mr. Artis Gillam, Sr.
A. Gillam and Associates
Mr. Presley Gillespie
Key Bank
Ms. Gloria Jones
Fireline, Inc.
Mrs. F. W. Knecht, III
Community Volunteer
Mr. William Lawson
Mahoning Valley Historical Society
The Rev. Nick Mager
First Presbyterian Church of Youngstown
Dr. George McCloud
Youngstown State University
Mr. Hunter Morrison
Youngstown State University
The Rev. Richard Murphy
Ursuline High School
Ms. Rebecca Rogers
Architectural Historian
Mr. David Rouan
Land Development Company
Mr. J. David Sabine
Sky Trust, N.A.
Mr. Carlton A. Sears
The Public Library of Youngstown
and Mahoning Valley
The Rev. Monsignor Robert Siffrin
Diocese of Youngstown
Elder Oliver Stallworth
Butler Presbyterian Church
Dr. David C. Sweet
Youngstown State University
Dr. Wendy Webb
Youngstown City Schools
Mr. Jay Williams
Mayor, Ex Officio
Mr. Anthony Worrellia
Smoky Hollow Resident/Artist
Dr. Lou Zona
Butler Institute of American Art
Ms. Margaret L. Murphy
Executive Director

Strong Commitments Expressed for Wick District Development

Nate Zarembo, the developer for Wick District-Smoky Hollow, expressed his strong enthusiasm for the development as the speaker at the Wick Neighbors, Inc. Annual Dinner and Meeting on May 2 at the Chevrolet Centre.

Zarembo told more than 300 members and friends that Wick District-Smoky Hollow is the ideal spot for an economic renaissance. He talked about the city's large number of assets and the potential they offer.

"You have a strong university. You have strong civic and political leadership. You have a strong non-profit leading the way in the Wick neighborhood. You have a citizenship that loves Youngstown and therefore is loyal to Youngstown. You have all the intangibles for what makes a great city," he said. "We're very excited to be involved with the Wick Neighborhood Development."



Developer Nate Zarembo

Doing such a development right takes time, he said, but the results will meet a main WNI goal of bringing residents back into the city of Youngstown.

Mayor Jay Williams told the crowd the Wick District-Smoky Hollow Development is a top priority for his administration and pledged his support for needed funding for infrastructure.

"The city of Youngstown governmental administration is committed to working with the legislative body to make sure that we commit the resources necessary," he said. "You have the unequivocal commitment from the mayor of the City of Youngstown."

Via video, Congressman Tim

Ryan expressed how the work of Wick Neighbors, Inc. is supporting larger economic development efforts in the region. He said new, walkable, urban neighborhoods that offer a strong quality of life are critical to the high-technology jobs being developed downtown.

"When people see what's happened at Smoky Hollow, I think they begin to actually see the concept that this is all tying together and urban housing is a big part of it," he said.



Mayor Jay Williams

Scott Schulick Succeeds Rev. John Horner as Wick Neighbors, Inc. Chair

Scott Schulick, Vice President of Butler Wick Trust Co., is the new Chairperson of the Wick Neighbors, Inc. Board. Membership elected Schulick, who joined the Board in 2004 and had been Vice Chairperson, during the Annual Meeting and Dinner on May 2.

Schulick has a special connection to the keystone project, the Smoky Hollow Development. Schulick's maternal grandfather was born and raised in Smoky Hollow at 224 Adams St. and his paternal grandparents once lived at 523 Walnut St.

"First and foremost, I consider myself to be a 'son of Smoky Hollow,' and that's why this position is so special for me. It's these connections and shared family memories that peaked my interest in Wick Neighbors, Inc. But this isn't about nostalgia," Schulick said. "It's about change. Change in the neighborhood and in our city. Creating a viable organization isn't easy, but necessary. The foundation has been laid over the past four years, but the real challenges now begin. It's with great enthusiasm that I accept the position as Chair of the Board."

Germaine Bennett of Youngstown City Schools was elected Vice Chairperson.

In addition, members elevated the Rev. John Horner to the newly created position of Chairperson Emeritus. Rev. Horner, rector of St. John's Episcopal Church, is a founding leader of Wick Neighbors, Inc. and the organization's Chairperson since its inception in 2003. Rev. Horner will assume specific tasks in his new role as Chairperson Emeritus.

In recognition of Rev. Horner's pioneering role in Wick Neighbors, Inc., Schulick presented the reverend with a golden shovel to assure he will be the first to break ground on the Wick District-Smoky Hollow Development.

WNI Executive Director Margaret L. Murphy praised Rev. Horner as the right man at the right time for Youngstown.



Scott Schulick, left, the new Chairperson of Wick Neighbors, Inc., turns over a golden shovel to the Rev. John Horner, WNI founding Chairperson and the new Chairperson Emeritus, during the May Annual Meeting.

Almost from the day he arrived in Youngstown in January 2001, Murphy said Rev. Horner saw the vision for the thriving neighborhood that Wick District-Smoky Hollow could become. He shared his vision with his congregation, which brought the talent, skills and resources necessary to rally the community to form Wick Neighbors, Inc., she said.

Murphy pointed out Rev. Horner's amazingly diverse but little-known set of academic, military and religious study credentials. That background - combined with 25 years of urban ministry deeply involved in community action programs, housing, homelessness, neighborhood building and education - left him eminently qualified to found and lead WNI, she said.

Murphy reminded Rev. Horner that while his title has changed, the community will continue relying on his leadership in his new role.

"We need your inclusive leadership, your compassion and commitment as we move forward," she said.

In this Issue ...

Churches Celebrate
Honoring Smoky Hollow Vets
Walnut Street Repaved
Japanese Professors Visit
New Board members
Board of Directors Retreat
5K Run Results

New Members, Slate of Officers Elected to WNI Board of Directors

Wick Neighbors, Inc. welcomed four new members to the Board of Directors during the Annual Meeting and Dinner on May 2. Membership elected the new directors to three-year terms expiring in 2010.

The new directors are:

- **Bonnie Deutsch Burdman**, Director, Jewish Community Relations Council and Youngstown Area Jewish Federation
- **Mike Crosby**, Vice President of Operations, Turning Technologies
- **Daniel P. Dascenzo**, Attorney, Roth, Blair, Roberts, Strasfeld & Lodge
- **Michael S. Garvey**, President, M-7 Technologies

Membership also approved the slate of officers for 2007-08:

- **Chairperson: Scott Schulick**, Butler Wick Trust Co.
- **Vice Chairperson: Germaine Bennett**, Youngstown City Schools
- **Secretary: Jamael Tito Brown**, Mahoning County Treasurer's Office
- **Treasurer: Tom Poole**, Hill, Barth and King
- **Chairperson Emeritus: Rev. John Horner**, St. John's Episcopal Church

Wick District Congregations Gather to Celebrate Common Bonds



From left, Rev. Jeremiah Williamson, St. John's Episcopal Church; Pastor Ted Grissett, Butler Memorial Presbyterian Church; Brother Nate Reynolds, Butler Memorial; Bishop George V. Murry, Diocese of Youngstown; Elder Melvin Trent, New Beginnings Outreach Ministries; Rev. Nick Mager, First Presbyterian Church (back); and Rev. John Horner, St. John's Episcopal.

Wick District congregations filled New Beginnings Outreach Ministries with worship and song on July 8, celebrating the Fourth Annual Wick District Ecumenical Service.

Rev. Nick Mager of First Presbyterian Church delivered a powerful sermon titled "Not Far From the Kingdom," relating the bonds formed among Wick District neighbors in recent years to the bonds worshipers have with God. Rev. Mager was joined by clergy from all the district's churches in giving readings and offering prayers. The New Beginnings Praise Team provided incredible music and song throughout the service.

We were honored to have the Most Rev. George V. Murry, Bishop of the Catholic Diocese of Youngstown, offer the Blessing that concluded the service. The congregations then moved across Wick Avenue to the St. John's Episcopal Church lawn for a reception and fellowship.

Participating congregations and religious institutions from the Wick District included St. John's Episcopal Church, First Presbyterian Church, Butler Memorial Presbyterian Church, New Beginnings Outreach Ministries and Ursuline High School.

Patriotic Address: Strong Neighborhood is One Way to Honor Smoky Hollow Veterans



Margaret L. Murphy, Executive Director Wick Neighbors, Inc. gave the Patriotic Address at the Golden Eagles 51st Annual Smoky Hollow Memorial Service on Memorial Day. At left is Steve Barbato of the Golden Eagles.

Veterans from the Smoky Hollow neighborhood, especially those who sacrificed their lives in combat, set the highest of standards. Those standards were based on the foundation from which they came: strong families, a close-knit immigrant community, a multiethnic neighborhood, good public and parochial schools, and places to work, play and worship, said WNI Executive Director Margaret L. Murphy. She gave the Patriotic Address at the Golden Eagles 51st Annual Smoky Hollow Memorial Service on Memorial Day, held at the

war memorial at Walnut Street and Rayen Avenue in Smoky Hollow.

One important way to continue honoring those fallen veterans, she said, is for those committed to rebuilding this city neighborhood by neighborhood – beginning with Smoky Hollow – to provide the young men and women of today's Youngstown the same opportunities so they can embrace the standards of courage and idealism found in those Smoky Hollow veterans.

"Their courage and sacrifice know no bounds. They thought themselves ordinary and ended up being more than ordinary because much was expected of them. And they didn't let the free world down," Murphy said. "In this way, the future will honor and give recognition to the Smoky Hollow veterans and to all those who have worn the uniform of the armed forces of the United States. We will never forget their sacrifices for our liberty and freedoms."

Congressman Ryan Discusses Social, Economic Benefits of WD-SH Development for the Region

In March, WNI Executive Director Margaret L. Murphy and Program Manager Jean Dougherty met with Congressman Tim Ryan in Washington, D.C., and discussed the importance of the \$100 million Wick District-Smoky Hollow Mixed-Use Development on the larger economic agenda within the region.

Economic benefits include:

- \$100 million in estimated development
- \$1 million increase in property tax base
- Increased city income tax revenue
- 270 new households created
- 20,000 feet of neighborhood convenience retail

Social benefits include:

- Quality, market-rate housing in the city
- Leveraging support for downtown development
- Building a civic capacity for reinvestment in the heart of the city
- Focusing the community on rebuilding healthy and competitive neighborhoods.
- Building a campus neighborhood
- Revitalizing a historic neighborhood
- Advancing Smart Growth vs. Sprawl



From left, Jean Dougherty, Congressman Tim Ryan and Margaret L. Murphy.

Runners, Volunteers, Sponsors Team Up for SH 5K Run/1-Mile Walk

Thanks go to the sponsors, organizers and many volunteers who made the Fourth Annual Smoky Hollow 5K Run and 1 Mile Family Fun Walk on July 7 the biggest and best yet.

In addition to Wick Neighbors, Inc., sponsors were Cassese's MVR, P & S Bakery, St. Elizabeth Health Center, Raymond J. Wean Foundation, WYSU-FM Classical 88.5, Youngstown State University, the YSU Bookstore and YSU's Summer Festival of the Arts.

Chairpersons were Pat Sweet and Margaret L. Murphy and Honorary Chairpersons were Artis Gillam Sr., Sonja Williams, Joseph Cassese Sr., Roger Jones, and Dominic Rosselli.

More than 200 runners and walkers of all ages enjoyed a post-race brunch courtesy of Cassese's MVR. This year's race attracted 118 runners, topping the 100 runners who competed the previous year, and 95 walkers.

The men's winner was Tom Grantonic, 45, of Youngstown, with a time of 18:13. The women's winner was Monica Ciarniello, 15, of Lowellville, who covered the course in 20:46. Awards went to the male and female winner in a number of categories and age groups. All one-mile walk finishers received a ribbon and all kids 12 and under received a medal.



From left are 5K Run Chairperson Pat Sweet, Honorary Chairpersons Roger Jones, Joseph Cassese Sr., Sonja Williams, Dominic Rosselli, Artis Gillam Sr. and Chairperson Margaret L. Murphy.

Walnut Street Pedestrian Walkway on Track with Recent Repaving



Crews repaved Walnut Street on July 30.

With the critical assistance of Councilman Artis Gillam Sr. and City Engineer Carmen Conglose, Walnut Street between Commerce and Wood streets has been repaved years after being forgotten.

Aided by a coalition of major Wick District and Downtown stakeholders, Councilman Gillam made the project one of his priority projects and crews repaired a drain, scraped and then on July 30 repaved the street, providing a more safe and pleasant pedestrian access to the vital link between Wick District-Smoky Hollow and Downtown.

Previously, the coalition arranged to have trash and brush removed from the street several times and worked with the city to replace run down traffic barriers with planters and post newly worded signage. Landscaping and lighting are the next improvements to come.

The project is the first phase toward eventually re-opening Walnut Street to vehicle traffic.

Japanese Professors Will Visit, Study Youngstown and Wick Neighbors, Inc.

Six professors from Japanese universities will spend a day learning about Wick Neighbors, Inc. and its role in Wick District-Smoky Hollow and city revitalization during a visit to Youngstown in September.

The professors are studying policies and community development activities of cities that have lost population and methods used for addressing that change. Hiroshi Yahagi, a professor in the Graduate School of Creative Cities at Osaka City University, said Youngstown has become well-known for using smart policies in managing its smaller population. He said he expects his research group to bring useful tips back to Japanese cities by visiting Youngstown. Cities coping with population loss aren't limited to

Northeast Ohio or even the U.S. Yahagi said Japan is experiencing the same phenomenon and the research group also will be studying several European cities, particularly in Germany.

The visit will be Sept. 13. The group will be briefed on Wick Neighbors, Inc. and its activities, then tour the Wick District Smoky Hollow neighborhood after a lunch.

The research group will include professors from Kinjo Gakuin University, Nagoya University, Meijo University, Yamanashi University and Tokushima University.

WNI Board: Evaluating Today's Progress, Planning for Tomorrow

The Wick Neighbors, Inc. Board of Directors took a day to get away and discuss the big picture at a June 1 retreat: where WNI is at now, where the organization is headed and how to get there. The purpose was to identify the actions and accomplishments WNI expects to take through the remainder of the year and into 2008.

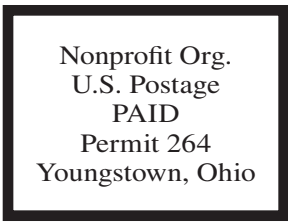
The retreat was an opportunity to orient new board members, bring other board members up to date on WNI initiatives and start mapping out the future. Most of WNI's 40 board members attended, demonstrating the wide range of community representation that contributes to the organization's success.

Executive Director Margaret L. Murphy reviewed the organization's background and gave a status update on the Wick District-Smoky Hollow Development, and board members discussed topics such as land acquisition and design standards. Committee leaders briefed members on the status of their committees before breaking into small groups to discuss emerging issues concerning the Smoky Hollow development, special projects and donor development.

Board members concluded the day by identifying a number of steps needed to continue WNI's progress toward achieving its goals: Redevelop the Smoky Hollow neighborhood; create a shared sense of place by collaborating with all Wick District stakeholders; bring workers and residents back to the city; and serve as a catalyst for Youngstown's other revitalization efforts.



Discussing emerging issues during the June 1 Board of Directors retreat are, clockwise from bottom left: David Sabine, Jamael Tito Brown, Wendy Webb, Bonnie Deutsch Burdman, Scott Schulick and Connie Knecht.



Infrastructure, Land Acquisition Moving as Development Progress Continues

Heartened by Mayor Williams' pledge of support, Developer Zaremba, Inc. and Wick Neighbors, Inc. have had several positive meetings with Youngstown city officials as work continues toward securing infrastructure financing for the Wick District-Smoky Hollow Development. Zaremba and WNI also are talking with the new state administration and federal officials about the range of possibilities for additional funding.

Infrastructure financing and land acquisition are major portions of the Pre-Development Agreement signed last summer with Zaremba, which also included completing site plan details such as the street grid, retail loca-

tions, housing types, Harrison Commons and project phasing. Those items have been completed, as well as a positive market study. The estimated \$100 million, mixed-use neighborhood will include approximately 270 new townhouses, condominiums and single-family homes; 20,000 square feet of retail space; 10 acres of green space; and new streets, sidewalks and utilities.

As part of ongoing land acquisition efforts, WNI has begun meeting with Smoky Hollow residents and property owners to understand their housing needs and preferences, identify the resources to meet those needs and develop a strategy to provide the resources.

Wick Neighbors, Inc. 2007 Members, Major Donors, Foundations & Grants*

Foundations & Grants

Edward M. Barr Charitable Foundation
 Charter One Foundation
 John D. Finnegan Foundation
 First Place Bank Community Foundation
 Local Initiatives Support Corporation
 Pollock Company Foundation
 Ward Beecher Foundation
 Youngstown State University

Major Donors

Dr. William H. Bunn, Jr.
 Benjamin W. & Sarah A. Cart
 First Presbyterian Church
 Harrington, Hoppe & Mitchell, Ltd.
 Rev. John & Annette Horner
 Michael J. & Margaret L. Murphy
 St. Michael Parish
 Mary Alice B. Schaff

Members

Karen Abrams
 Terry Abrams
 Donald L. & Paula Bank
 Rand D. & Eleanor M. Becker
 Germaine Bennett
 Dr. Dominic & Helen Bitonte & Family
 Linda S. Blough
 Bricklayers and Allied Crafts Local #8 Ohio

Bonnie Deutsch Burdman
 James Burgham
 Josh Butler
 Linda Causey
 City Machine Technologies
 Ed Crepage, Jr.
 CT Consultants
 Jack N. Daugherty III
 Dominion East Ohio
 Mary K. & James F. Driscoll
 Yvonne E. Fayard
 Al & Suzanne Fleming
 C. Gilbert James, Jr.
 Adolph Johnson & Son Co.
 Virginia Constance Knecht
 Richard A. & Terri A. Konzen
 Morris M. Levy
 Marie Saulino Lew
 Stephen C. & Deborah S. Liptak
 Frances H. Lynn
 Rev. Nicholas & Deborah Mager
 Alan Mallach
 Mary Grace Manning
 Donald & Deborah Mathews
 Dr. George E. McCloud
 Christine E. McCullough & Greg Moring
 Louisa H. Miller
 Millwright-Piledriver Local 1871

Michael J. Morley
 Rev. Richard Murphy
 F. William Scragg & Nancy Kearns Morris
 Operating Engineers Local #66
 Delores Pickard
 Diana Plecker
 W. Thomas & Margaret M. Poole
 James E. Ray
 Maureen E. Reardon
 Roger & Gloria Jones Charitable Fund
 Rebecca Rogers
 Terry & Sam D. Roth Philanthropic Fund
 Adam Rutushin
 J. David Sabine
 Rev. Robert J. Siffrin III
 Roger G. & Jennifer L. Smith
 Yvette D. Stanley
 Norma J. Stefanik
 Sarah & Alan Strouss
 David C. & Patricia M. Sweet
 The Youngstown Foundation
 Mrs. John F. Tyler
 David M. & Mandy L. Ulicney
 University Electric, Inc.
 Dr. Wendy Webb
 Western Reserve Building Trades
 Elizabeth & Tom Wrona

**Only contributions received in 2007*

Yes! I'd like to become a Wick Neighbor!

Enclosed is my tax-deductible contribution of: _____

\$50 to \$99	Contributor	\$500 to \$999	Advocate
\$100 to \$249	Sponsor	\$1,000 to \$2,499	Patron
\$250 to \$499	Donor	\$2,500 to \$4,999	Benefactor
\$5,000 and over - Champion			

Your contribution can be made payable to Wick Neighbors, Inc. The Youngstown Foundation Support Fund will add a 5-percent increase to your donation of \$100 or more if the check is made payable and sent to The Youngstown Foundation (20 Federal Plaza West, Youngstown, OH, 44503) with Wick Neighbors, Inc. on the memo line.

Name: _____
 Organization: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Mail to:
 Wick Neighbors, Inc.
 323 Wick Ave.
 Youngstown, OH 44503-1095