

ERIN C. MOLCHANY, MEMBER
22ND LEGISLATIVE DISTRICT

125A EAST WING
P.O. BOX 202022
HARRISBURG, PENNSYLVANIA 17120-2022
(717) 783-1582
FAX: (717) 780-4755

900 BROOKLINE BOULEVARD
PITTSBURGH, PENNSYLVANIA 15226
(412) 343-2094
FAX: (412) 343-2262

EMAIL: REPMOLCHANY@PAHOUSE.NET



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

CONSUMER AFFAIRS, SECRETARY
EDUCATION
HUMAN SERVICES
URBAN AFFAIRS

18 September 2013

Dear Beechview Business District Stakeholders,

We wanted to take this opportunity to update you on some recent changes in the Broadway Avenue Business District. Specifically, we wanted to let you know that the IGA on Broadway Avenue recently changed hands and is now managed by Las Palmas, LLC. There have been a few rumors and generalizations that have been made recently regarding this business to business transaction, and we wanted to clear them up as best we can.

- After two years of serving the Beechview community, the owner of the IGA could no longer sustain the business and the IGA was going to close its doors.
- Las Palmas, LLC, a grocery store chain based in Greensburg, PA and with additional locations in Brookline, Oakland and Beechview inquired through the owner of the IGA about the store.
- The manager of the IGA communicated to Las Palmas, LLC, that the store did not have the community customer base to generate enough revenue to stay open. The owner of Las Palmas approached the IGA about taking over the store citing a need for more space, a large customer base and that it was quickly out-growing its current location.
- A business plan was submitted by Las Palmas to the IGA and URA and a deal was struck between the two business owners to transfer management of the store to Las Palmas, LLC, with IGA remaining as the leaseholder.

We are proud that Beechview is a community growing in population and diversity. In the last census, we learned that Beechview was among the fastest growing neighborhood for young professionals and that the neighborhood also supports a thriving multi-ethnic community. When a community and business district grows, businesses change hands and the market shifts to support the needs of the community. Unfortunately, the IGA in its previous iteration was not what the business environment and community supported. We are encouraged that an established and growing business like Las Palmas recognizes growth potential through a market that can sustain its grocery business in Beechview.

Moving forward, we are all committed to the growth and sustainability of Beechview. We will continue to serve as partners to the business community and the neighborhood to ensure Beechview's future is strong. We are grateful that the two business owners came together, and

figured out a mutually beneficial way to ensure that an anchor tenant of the Beechview Business district didn't have to close its doors to the community. It was in no one's best interest to see another vacant store front in the neighborhood where opportunity exists for business to succeed.

We will remain focused on working with you to create an environment where developers and entrepreneurs will want to come and invest in Beechview. And, we will continue to move ahead respectfully and inclusively as our neighborhood continues to grow.

Thank you for all the hard work you do to make Beechview great.

Sincerely,



Hon. Erin C Molchan
State Representative



Hon. Wayne D. Fontana
State Senator



Hon. Natalia Rudiak
Pittsburgh City Councilwoman

CC: CLUB Board Members, BMA Board Members, Broadway Avenue Business Owners,
Councilman Bill Peduto, URA Director