

**Allegheny County Industrial Development Authority**  
**Board of Directors Meeting Minutes**  
**April 24, 2025, at 2:00 PM**

Koppers Building, 436 Seventh Avenue, Ste 600, Confluence Conference Room, Pittsburgh, PA 15219

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The Regular Meeting of the Allegheny County Industrial Development Authority was held on Thursday, April 24, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were: Chairman Kyle Chintalapalli, Dr. Diamonte Walker, Councilman DeWitt Walton, Jason Markovich, Dan Connolly, John Brown, Stephanie Turman and Lou Gorski.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Jim Webster, Authorities Solicitor; Kristen Erickson, Authorities Solicitor; Dave Siford, Auditor; Lainey Smearman, Executive Office Manager; Ed Nusser, Allegheny County Housing Authority.

Chairman Chintalapalli called the meeting to order, the roll was called, and a quorum was present.

**APPROVAL OF MARCH 27, 2025 MINUTES:**

On a motion made by Councilman Walton and seconded by Director Brown, the minutes of the March 27th, 2025 meeting were approved as presented.

**FINANCIAL REPORT / BILLS PAYABLE:**

Dr. Walker reviewed the Ratification of Bills payable for March, 2025 along with the March 2025 balance sheet and the statement of revenue and expenses, and found them to be in good and proper order.

On a motion by Director Turman and seconded by Councilman Walton, the board unanimously approved the payment of the bills.

**PUBLIC COMMENTS:** There were no public comments.

**OLD BUSINESS:** No old business.

**NEW BUSINESS:** No new business.

**ADJOURNMENT:**

On a motion by Director Connolly and seconded by Director Turman, the board unanimously approved the request to adjourn the regular meeting of the Industrial Development Authority.

  
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Lauren Connelly, Director

**Allegheny County Hospital Development Authority**  
**Board of Directors Meeting Minutes**  
November 19  
April 24, 2025, at 2:00 PM

Koppers Building, 436 Seventh Avenue, Ste 600, Confluence Conference Room, Pittsburgh, PA 15219

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The Regular Meeting of the Allegheny County Hospital Development Authority was held on Thursday, April 24, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were: Chairman Kyle Chintalapalli, Dr. Diamonte Walker, Councilman DeWitt Walton, Jason Markovich, Dan Connolly, John Brown, Stephanie Turman and Lou Gorski.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Jim Webster, Authorities Solicitor; Kristen Erickson, Authorities Solicitor; Dave Siford, Auditor; Lainey Smearman, Executive Office Manager; Ed Nusser, Allegheny County Housing Authority.

Chairman Chintalapalli called the meeting to order, the roll was called, and a quorum was present.

**APPROVAL OF MARCH 27, 2025 MINUTES:**

On a motion by Director Turman and seconded by Director Connolly, the minutes of the March 27th, 2025 meeting were approved as presented.

**FINANCIAL REPORT / BILLS PAYABLE:**

Dr. Walker reviewed the Ratification of Bills payable for March, 2025, along with the March, 2025 balance sheet and the statement of revenue and expenses, and found them to be in good and proper order.

On a motion by Councilman Walton and seconded by Director Turman, the board unanimously approved the payment of the bills.

**PUBLIC COMMENTS:** There were no public comments.

**OLD BUSINESS:** No old business.

**NEW BUSINESS:** No new business.

**ADJOURNMENT:**

On a motion made by Councilman Walton and seconded by Director Connolly, the board unanimously approved the request to adjourn the regular meeting of the Hospital Development Authority.

  
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Lauren Connelly, Director

**Allegheny County Higher Education Building Authority**  
**Board of Directors Meeting Minutes**  
**April 24, 2025, at 2:00 PM**

Koppers Building, 436 Seventh Avenue, Ste 600, Confluence Conference Room, Pittsburgh, PA 15219

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The Regular Meeting of the Allegheny County Higher Education Building Authority was held on Thursday, April 24, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were: Chairman Kyle Chintalapalli, Dr. Diamonte Walker, Councilman DeWitt Walton, Jason Markovich, Dan Connolly, John Brown Stephanie Turman and Lou Gorski.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Jim Webster, Authorities Solicitor; Kristen Erickson, Authorities Solicitor; Dave Siford, Auditor; Lainey Smearman, Executive Office Manager; Ed Nusser, Allegheny County Housing Authority; Keith Roeper, Chief Financial Officer, Vice President for Business Affairs and Treasurer, Robert Morris University; Christopher Rayl, Cozen O'Connor, Note Counsel; Andrew Maher, Stevens Lee.

Chairman Chintalapalli called the meeting to order, the roll was called, and a quorum was present.

**APPROVAL OF MARCH 27, 2025 MINUTES:**

On a motion made by Director Brown and seconded by Councilman Walton, the minutes of the March 27th, 2025 meeting were approved as presented.

**FINANCIAL REPORT / BILLS PAYABLE:**

Dr. Walker reviewed the Ratification of Bills payable for March, 2025 along with the March 2025 balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

On a motion by Councilman Walton and seconded by Director Brown, the board unanimously approved the payment of the bills.

**PUBLIC COMMENTS:** There were no public comments.

**OLD BUSINESS:** No old business.

**NEW BUSINESS:**

Request authorization to issue notes of the Authority on behalf of Robert Morris University (the "University") in an aggregate principal amount not to exceed \$44,000,000 to finance all or a portion of the costs of (a) refunding the Authority's outstanding College Revenue Refunding Bonds, Series A of 1998 (Robert Morris College), University Revenue Bonds, Series of 2016 (Robert Morris University) and University Revenue Bonds, Series of 2017 (Robert Morris University) (collectively, the "Refunded Bonds"), and (b) paying the related financing costs; and authorize the proper Authority officers and the Director and/or Deputy Director to execute necessary documents with Solicitor approval.

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*Keith Roeper, CFO, VP Business Affairs and Treasurer at Robert Morris University, along with Counsel Chris Rayl from Cozen O'Connor and Andrew Maher of Stevens Lee, joined the meeting virtually to explain the project in more detail.*

On a motion by Director Connolly and seconded by Director Brown, the above request was approved as presented.

**ADJOURNMENT:**

On a motion made by Councilman Walton and seconded by Director Turman, the board unanimously approved the request to adjourn the regular meeting of the Higher Education Building Authority.

  
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Lauren Connolly, Director

**Allegheny County Residential Finance Authority Authority**  
**Board of Directors Meeting Minutes**  
**April 24, 2025, at 2:00 PM**

Koppers Building, 436 Seventh Avenue, Ste 600, Confluence Conference Room, Pittsburgh, PA 15219

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The Regular Meeting of the Allegheny County Residential Finance Authority was held on Thursday, April 24, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were Chairman Kyle Chintalapalli, Dr. Diamonte Walker, Councilman DeWitt Walton, Jason Markovich, Dan Connolly, John Brown, Stephanie Turman, and Lou Gorski.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Jim Webster, Authorities Solicitor; Kristen Erickson, Authorities Solicitor; Dave Siford, Auditor; Lainey Smearman, Executive Office Manager; Ed Nusser, Allegheny County Housing Authority.

Chairman Chintalapalli called the meeting to order, the roll was called, and a quorum was present.

**APPROVAL OF MARCH 27, 2025 MINUTES:**

On a motion made by Councilman Walton and seconded by Director Brown, the minutes of the March 27, 2025, meeting were approved as presented.

**FINANCIAL REPORTS:**

[General Fund, Low-interest Loans, & Bond Defeasance Fund Program]

Dr. Walker reviewed the Ratification of Bills payable for March 2025 along with the March 2025 balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

On a motion by Director Turman and seconded by Director Connelly, the board unanimously approved the financial statements as presented.

**PUBLIC COMMENTS:** There were no public comments.

**OLD BUSINESS:** No old business.

**NEW BUSINESS:**

- ALLEGHENY COUNTY HOMEBUYER PROGRAM

Request authorization to allocate funds not to exceed \$3 Million of the 2017 AA and 2017 BB bond series proceeds for a closing cost-downpayment assistance program and enter into agreement with ACTION-Housing, Inc. for homebuyer application intake and processing

*Director Turman asked about the strategy for the outreach engagement and providing counseling on credit restoration. It was answered that we'll work extensively with participating banks, local organizations, and the ACHA. Applicants are required to take a HUD-certified class that covers individual credit and financial aspects of home buying.*

*Chairman Chintalapalli made comments thanking the team and everyone involved for bringing something forth like this program, which benefits residents across the county. Dr. Walker echoed the Chairman's sentiment and thanked*


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*the team for their leadership around this and how quickly they moved on getting this program up and running.*

On a motion made by Councilman Walton and seconded by Director Turman, the above request was approved as presented.

**ADJOURNMENT:**

On a motion made by Councilman Walton and seconded by Director Brown, the board unanimously approved the request to adjourn the regular meeting of the Residential Finance Authority.

  
LAUREN CONNELLY, DIRECTOR