

Allegheny County Industrial Development Authority

Board of Directors Meeting Minutes

The Regular Meeting of the Allegheny County Industrial Development Authority was held on Thursday, May 28, 2026, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

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

Attendees: Simone McMeans, Deputy Director; Alan Sisco, Deputy Director; Jim Johnston, Assistant Director, Operations; Veronique Kihumbu Keng, Assistant Director, Finance; Beth O'Donnell, Authorities Coordinator; Kristen Erickson, Authorities Solicitor; Elissa DiNello, Business Development Manager; Christian Cole, Project Manager; Ray Englert, VPRP Program Manager; Erin Deasy, Development Manager; Brian Smith, Catalyst Academy; Christine Kelman, CMKelman Properties (Sweet Shoppe); Vivi Besteman, Strassburger, McKenna, Gutnick & Gefsky; Anne Tomskey, Brightside Point 1, LLC.

Councilman Walton called the meeting to order, the roll was called, and a quorum was present.

Approval Of March 26, 2026, Minutes:

On a motion made by Director Turman and seconded by Director Markovich, the minutes of the March 26th, 2026, meeting were approved as presented. Director Walmsley abstained due to not attending the March meeting.

Financial Report / Bills Payable:

Dr. Walker reviewed the Ratification of Bills payable for March and April, 2026 along with the March and April 2026 balance sheets and the statements of revenue and expenses and found them to be in good and proper order.

On a motion by Director Markovich and seconded by Chairman Chintalapalli, the board unanimously approved the payment of the bills.

Public Comments: There were no public comments.

Old Business: There was no old business.

New Business:

A. Allegheny County Economic Development – Agreement For Bond Counsel

Request authorization to enter into a three-year agreement with Clark Hill to provide legal services to the Industrial Development Authority.

A motion was made by Director Markovich and seconded by Director Walmsley. The above

request was approved as presented.

B. Appointment – Authorized Signatory

Request authorization to appoint Alan Sisco to serve as Authorized Signatory for the Industrial Development Authority.

A motion was made by Director Walmsley and seconded by Director Brown. The above request was approved as presented.

C. Allegheny County Industrial Development Authority Revenue Notes (Bridgeside Point 1 Llc), Series A (Tax-Exempt) & Series B (Taxable)

Request authorization to issue the 2026 Note on behalf of Bridgeside Point 1 LLC in the principal amount not to exceed \$39,000,000 to finance the costs of (a) refinancing, on a tax-exempt basis, certain taxable obligations that were used to acquire and finance the acquisition and improvement of certain property located at 100 Technology Drive, and (b) paying construction costs to renovate portions of the property.

A motion was made by Director Markovich and seconded by Chairman Chintalapalli.

Director Markovich asked if a contractor has been selected and was told that not at this time but they will definitely be using a union contractor, as they do for all of their construction needs.

The above request was approved as presented.

D. Allegheny County Industrial Development Authority Educational Facilities Revenue Bonds (Catalyst Academy Charter School), Series 2026

Request authorization to issue the 2026 Bonds on behalf of Catalyst Academy Charter School in the principal amount not to exceed \$17,000,000 to finance the costs of (a) buying out the Borrower's current lease to acquire its school facilities located at 7601 Lemington Avenue, and (b) paying construction costs of certain capital improvements at the property.

A motion was made by Director Turman and seconded by Director Brown. Councilman Walton abstained.

Director Turman asked Brian Smith, CEO/Founder of Catalyst Academy, if they will be adding any other structures to the current campus and was told that they hope to in the future as the school continues to add grades each year.

The above request was approved as presented.

Adjournment:

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



Alan Sisco, Deputy Director

Allegheny County Hospital Development Authority

Board of Directors Meeting Minutes

The Regular Meeting of the Allegheny County Hospital Development Authority was held on Thursday, May 28, 2026, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were Chairman Kyle Chintalapalli, Councilman DeWitt Walton, Diamante Walker, Jason Markovich, Dora Walmsley, Stephanie Turman, Dan Connolly and John Brown.

Attendees: Simone McMeans, Deputy Director; Alan Sisco, Deputy Director; Jim Johnston, Assistant Director, Operations; Veronique Kihumbu Keng, Assistant Director, Finance; Beth O'Donnell, Authorities Coordinator; Kristen Erickson, Authorities Solicitor; Elissa DiNello, Business Development Manager; Christian Cole, Project Manager; Ray Englert, VPRP Program Manager; Erin Deasy, Development Manager; Brian Smith, Catalyst Academy; Anne Tomskey, Brightside Point 1, LLC; Christine Kelman, CMKelman Properties (Sweet Shoppe); Vivi Besteman, Strassburger, McKenna, Gutnick & Gefsky.

Councilman Walton called the meeting to order, the roll was called, and a quorum was present.

Approval Of March 26, 2026, Minutes:

On a motion by Director Markovich and seconded by Director Tunnan, the minutes of the March 26th, 2026 meeting were approved as presented. Director Walmsley abstained due to not attending the March meeting.

Financial Report/ Bills Payable:

Dr. Walker reviewed the Ratification of Bills payable for March and April, 2026 along with the March and April 2026 balance sheets and the statements of revenue and expenses and found them to be in good and proper order.

On a motion by Director Markovich 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:

A. Allegheny County Economic Development - Agreement For Bond Counsel

Request authorization to enter into a three-year agreement with Clark Hill to provide legal services to the Hospital Development Authority.

A motion was made by Director Markovich and seconded by Director Turman. The above request was approved as presented.

B. Appointment - Authorized Signatory

Request authorization to appoint Alan Sisco to serve as Authorized Signatory for the Hospital Development

A motion was made by Director Turman and seconded by Dr. Walker. The above request was approved as presented.

Adjournment:

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



Alan Sisco, Deputy Director

Allegheny County Higher Education Building Authority

Board of Directors Meeting Minutes

The Regular Meeting of the Allegheny County Higher Education Building Authority was held on Thursday, May 28, 2026, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

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

Attendees: Simone McMeans, Deputy Director; Alan Sisco, Deputy Director; Jim Johnston, Assistant Director, Operations; Veronique Kihumbu Keng, Assistant Director, Finance; Beth O'Donnell, Authorities Coordinator; Kristen Erickson, Authorities Solicitor; Elissa DiNello, Business Development Manager; Christian Cole, Project Manager; Ray Englert, VPRP Program Manager; Erin Deasy, Development Manager; Brian Smith, Catalyst Academy; Anne Tomsy, Brightside Point 1, LLC; Christine Kelman, CMKelman Properties (Sweet Shoppe); Vivi Besteman, Strassburger, McKenna, Gutnick & Gefsky.

Councilman Walton called the meeting to order, the roll was called, and a quorum was present.

APPROVAL OF MARCH 26, 2026, MINUTES:

On a motion made by Director Turman and seconded by Director Markovich, the minutes of the March 26th, 2026 meeting were approved as presented. Director Walmsley abstained due to not attending the March meeting.

FINANCIAL REPORT / BILLS PAYABLE:

Dr. Walker reviewed the Ratification of Bills payable for March and April, 2026 along with the March and April, 2026 balance sheets and the statements of revenue and expenses and found them to be in good and proper order.

On a motion by Director Walmsley and seconded by Director Markovich, the board unanimously approved the payment of the bills.

PUBLIC COMMENTS: There were no public comments.

OLD BUSINESS: No old business.

NEW BUSINESS:

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – AGREEMENT FOR BOND COUNSEL

Request authorization to enter into a three-year agreement with Clark Hill to provide legal services to the Higher Education Building Authority.

A motion was made by Director Turman and seconded by Director Markovich. The above request was approved as presented.

B. APPOINTMENT – AUTHORIZED SIGNATORY

Request authorization to appoint Alan Sisco to serve as Authorized Signatory for the Higher Education Building Authority.

A motion was made by Director Brown and seconded by Director Turman. The above request was approved as presented.

ADJOURNMENT:

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



Alan Sisco, Deputy Director

Allegheny County Residential Finance Authority

Board of Directors Meeting Minutes

The Regular Meeting of the Allegheny County Residential Finance Authority was held on Thursday, May 28, 2026, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

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

Attendees: Simone McMeans, Deputy Director; Alan Sisco, Deputy Director; Jim Johnston, Assistant Director, Operations; Veronique Kihumbu Keng, Assistant Director, Finance; Beth O'Donnell, Authorities Coordinator; Kristen Erickson, Authorities Solicitor; Elissa DiNello, Business Development Manager; Christian Cole, Project Manager; Ray Englert, VPRP Program Manager; Erin Deasy, Development Manager; Brian Smith, Catalyst Academy; Anne Tomskey, Brightside Point 1, LLC; Christine Kelman, CMKelman Properties (Sweet Shoppe); Vivi Besteman, Strassburger, McKenna, Gutnick & Gefsky.

Councilman Walton called the meeting to order, the roll was called, and a quorum was present.

Approval Of March 26, 2026 Minutes:

On a motion made by Director Markovich and seconded by Director Turman, the minutes of the March 26th 2026, meeting were approved as presented. Director Walmsley abstained due to not attending the March meeting.

Financial Reports:

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

Dr. Walker reviewed the Ratification of Bills payable for March and April, 2026 along with the March and April, 2026 balance sheets and the statements of revenue and expenses and found them to be in good and proper order.

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

Public Comments: There were no public comments.

Old Business: No old business.

New Business:

A. Allegheny County Economic Development – Agreement For Bond Counsel

Request authorization to enter into a three-year agreement with Clark Hill to provide legal services to the Residential Finance Authority.

A motion was made by Director Markovich and seconded by Director Turman. The above request was approved as presented.

B. Appointment – Authorized Signatory

Request authorization to appoint Alan Sisco to serve as Authorized Signatory for the Residential Finance Authority.

A motion was made by Director Turman and seconded by Director Markovich. The above request was approved as presented.

Adjournment:

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



ALAN SISCO, DEPUTY DIRECTOR