MINUTES OF REGULAR MEETING
CHESTER REDEVELOPMENT AUTHORITY
MAY 6, 2026

The Chester Redevelopment Authority Board of Directors convened in regular session on Wednesday, May 6, 2026, at 1:10 p.m. in the City Planning Conference Room, 1 Fourth Street, Chester, PA. The meeting was open to the public.

The Chairman called the meeting to order. The following persons were present:

Ms. Joan Neal	Chairman
Rev, Dr, William Rocky Brown	Vice Chairman (Telephonically)
Ms. Janell Brown	Secretary (Telephonically)
Ms. Lisa Gaffney	Executive Director
Mrs. Jo Ann Ruark	Assistant Secretary

The Chairman declared a quorum present. The Board met in Executive Session prior to this Meeting to discuss real estate and legal matters.

The Chairman welcomed Mr. Shilvosky Buffaloe, a member of the Receiver's team, who is joining the meeting via telephone,.

Secretary's Report

Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously approved the Minutes of the Regular Meeting of March 4, 2026, as presented with any necessary additions, deletions, or corrections.

Treasurer's Report

Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously accepted the Treasurer's Report for the period ending April 28, 2026, as presented.

Action Items

Ms. Gaffney advised the Board that Chester Eastside, Inc. has requested an extension to their Short-Term Property Use Agreement for 314-320 E. 8th Street. The organization has been using the land during the summer months for a community garden project. The properties are currently under a Redevelopment Agreement with Velar Properties, and Mr. Pinder has given his permission to allow the use of the properties through the next growing season. Since there was no meeting in April, Ms. Gaffney signed the Extension Agreement so that Chester Eastside, Inc. could start the preparation needed to begin planting. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously ratified Ms. Gaffney's signing of the Short-Term Property Use Extension as presented.

Ms. Gaffney stated that Velar Properties is close to closing on the purchase of CRA properties on the 300 block of E. 10th Street. The developer plans to construct five (5) quads to house twenty (20) units of rental housing. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown ,the Board unanimously approved a Resolution for the Execution and Delivery of Closing Documents in connection with the sale of CRA-owned properties on the 300 block of E. 10th Street to Velar Properties.

Ms. Gaffney presented to the Board for their consideration the sale of 623 Green Street to Brion and Rosanna Carter, the owners of 810 McIlvain Street. Mr. and Mrs. Carter have been using the Green Street property, which adjoins the back of their property, and are interested in expanding their living space. The purchase would require a land subdivision and lot consolidation to add the Green Street property to the 810 McIlvain Street property. After some discussion, upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously approved the sale of 623 Green Street to Brion and Rosanna Carter at a sales price of $1.00 per square foot contingent upon the buyers assuming all costs related to subdivision and lot consolidation, closing costs, and legal expenses.

Ms. Gaffney indicated that she received a Proposal from Mr. Daniel Starks of Chester Revitalization Project LLC to purchase CRA-owned properties on the 700 block of E. 8th Street for the development of for-sale housing units. CRA owns all of the properties between 710 and 728 E. 8th Street with the exception of 716 W. 8th Street, which is a privately-owned residence, The housing units would be three-story, two and one-half bath townhomes. After some discussion, upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously approved a Memorandum of Understanding with Chester Revitalization Project LLC for the purchase of CRA-owned properties on the 700 block of E. 8th Street in order to allow the developer time to assemble financing and develop plans for the project. The term of the MOU is to be one year from the effective date of execution.

Ms. Gaffney advised that 1023 W. 10th Street is on the County's Repository List and is available for purchase. The vacant lot is located in a strong residential neighborhood and should be very marketable for the development of housing, The cost is $1,000 plus applicable fees. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously authorized Ms. Gaffney to purchase 1023 W. 10th Street at a cost not to exceed $1,500.00.

Executive Director's Report

Ms. Gaffney provided an update on the following:

1. The Ribbon Cutting for the Crozer Park Trail was held on April 22, 2026.

2. The official groundbreaking for the Liberty Housing Development at 1100-1130 Morton Avenue was held on April 24, 2026. When completed, the development will consist of six (6) units of rental housing for physically and/or mentally challenged tenants with supportive services on site.

3. The Chester River Fest is scheduled for Saturday, May 9, 2026, at Union Yards from 11:00 a.m. until 2:00 p.m.

Ms. Neal asked about the status of the Grace Manor Affordable Housing Project. Ms. Gaffney advised that Delaware County has agreed to provide $650,000 of HOME funds toward the cost of the Project. A Tri-Party Agreement among CEDA, Delaware County, and CCIP is being developed. Bids for infrastructure work were received. The cost will be approximately $1,250,000. The planning process is being completed, and a de-scope meeting was held with the low bidder. The NPDES permit has been received, and the Conservation District has approved the project. CCIP has begun counseling potential homebuyers. Values are rising in general, and income eligibility is a potential problem.

Items from the Board

Rev. Dr. Brown advised the Board that two (2) street naming ceremonies will be held on June 20, 2026. At 10:00 a.m., a sign renaming the 200 block of Edwards in honor of Rev. Dr. Brown . Signage on the 2800 block of W. 3rd Street will honor Mayor Roots' father, Mr. Threston Roots. Both gentlemen are past masters of Franklin Lodge 58. The signs will include pictures and the Masonic emblem.

Ms. Neal wished everyone a happy Mothers' Day.

Ms. Gaffney thanked the Board Members who attended today's meeting.

There being no further business to discuss, upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously voted to adjourn the meeting at 1:35 p.m.

Respectfully submitted,

JO ANN RUARK
Assistant Secretary