MINUTES OF REGULAR MEETING
CHESTER REDEVELOPMENT AUTHORITY
JUNE 3, 2026

The Chester Redevelopment Authority Board of Directors convened in regular session on Wednesday, June 3, 2026, at 1:00 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)
Mrs. Jo Ann Ruark	Assistant Secretary
Louis Kodumal, Esquire	Solicitor (Telephonically)

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

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 May 6, 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 May 26, 2026, as presented.

Action Items

In the absence of Ms. Gaffney, Mrs. Ruark presented to the Board for their approval a Management Agreement between CRA and CEDA. The purpose of this Agreement is to allow CEDA staff to continue to provide certain services to CRA under the supervision of the CRA Board. There are no changes to the terms and conditions that are currently under agreement. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously approved the Management Agreement between CRA and CEDA as presented for the period July 1, 2026, to June 30, 2028.

Mrs. Ruark then presented to the Board for their consideration a draft CEDA/CRA Combined Administrative Budget for the fiscal year July 1, 2026, to June 30, 2027. The draft was provided to Board Members for their review prior to the meeting. After some discussion, upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously approved the Combined Administrative Budget as presented, contingent upon CEDA's approval of the Budget.

Mrs. Ruark advised the Board that CRA solicited proposals through Arthur J. Gallagher to renew insurance coverages effective July 1, 2026. Gallagher is in the process of finalizing the proposal for recommended coverages, which should be available next week. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously authorized Ms. Gaffney to bind all required coverages requested subject to the premiums for such coverages being deemed reasonable and subject to the availability of funds.

Mrs. Ruark presented to the Board for their consideration a Tri-Party Trail Easement Agreement among CRA, the City, and Delaware County. The County made a grant to the City in the amount of $500,000 for the construction of the Parker Manor section of the Chester Creek Trail. A portion of such Trail will be located and constructed on CRA-owned property. One of the conditions of the grant is that CRA must convey to the City a perpetual trail easement over CRA's land. The Agreement was prepared by Delaware County's Solicitor with input from Mr. Kodumal on CRA's behalf. Upon a motion by Rev. Dr. Brown, seconded by Ms. Brown, the Board unanimously authorized Ms. Gaffney, as Executive Director, to execute the Parker Manor Easement Agreement as presented.

Mrs. Ruark advised the Board that Action Item No. 5, consideration of an extension to the Redevelopment Agreement with Velar Properties in connection with the 300 block of E. 10th Street is not required. The developer and CRA settled on the property on June 1, 2026.

Executive Director's Report

Mrs. Ruark reported that a Pre-Construction Meeting was held with MOR Construction Services, Inc. in connection with the Grace Manor Infrastructure Improvements Project. Work is expected to be completed in approximately three (3) months following the issuance of a Notice to Proceed. When completed, the property will be transferred to CRA and then transferred to CCIP for the housing construction portion of the Grace Manor Affordable Housing Project.

Mrs. Ruark also reported that CCIP will be having a Homebuyer and Homeowner Fair at the Christian Church of Chester on Saturday, June 27, 2026.

Solicitor's Report

Mr. Kodumal advised that he provided all of the information requested by Barbacane Thornton & Co., CRA's auditor, for the period ending December 31, 2025. He asked whether Ms. Gaffney was able to speak with the auditor, and Mrs. Ruark stated that Ms. Gaffney was interviewed by the auditor.

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 Street in honor of Rev. Dr. Brown will be dedicated . Signage on the 2800 block of W. 3rd Street will

honor Mayor Roots' father, Mr. Threston Roots. Everyone is invited to attend the event. There will be an auction of items such as televisions, Coach bags, etc., and food will be available.

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 1:12 p.m.

Respectfully submitted,

JO ANN RUARK
Assistant Secretary