MINUTES OF REGULAR MEETING
CHESTER ECONOMIC DEVELOPMENT AUTHORITY
JULY 28, 2026

The Chester Economic Development Authority Board of Directors convened in Regular Session on Tuesday, July 28, 2026, at 6:00 p.m. Because of the predicted severe weather conditions expected this evening, the Meeting was held via telephone through the Conference Call Public Sessions dial-in system.

The Meeting was called to order by the Chairperson. The roll was called as follows:

Mr. Darrell Jones	Chairpersom
Mr. Nasir Leach	Treasurer
Ms. Bonita Taylor	Secretary
Mr. Sam Williams	Board Member
Ms. Lisa Gaffney	Executive Director
Mrs. Jo Ann Ruark	Assistant Secretary
William Lincke, Esq.	Solicitor

The Chairperson declared a quorum present.

Public Comment on Agenda Items

There were no public comments on agenda items.

Secretary's Report

Upon a motion by Mr. Leach, seconded by Ms. Taylor, the Board unanimously voted that the Minutes of the Meeting of June 23, 2026, be approved as presented with any necessary corrections.

Treasurer's Report

Upon a motion by Ms. Taylor, seconded by Mr. Leach, the Board unanimously approved the Financial Report for the period ending July 20, 2026.

Action Items

The Executive Director advised the Board that, following the City's action to amend the budget for the HOME-ARP Program, $594,826.00 of HOME-ARP funds are available for the Silvercare Senior Housing – Phase I Project. A commitment letter has been drafted to Everest Health Management Group, the applicant for the funding, setting forth the conditions that must be met in order for the applicant to access the funds. The commitment is conditioned upon the following: 1. Receipt of PHFA approval of project funds; 2. Receipt of a reservation of Low Income Housing Tax Credits; 3. Proof that all

other necessary financing is secured; 4. Compliance with the HOME and HOME-ARP Program requirements; 5. Compliance with all applicable federal, state, and local regulations; 6. Inclusion of the Project in an approved Action Plan Amendment for the use of HOME funds; and 7. Final review and approval of the Project by the City and CEDA. The commitment will expire as of December 31, 2026, and can be extended by the mutual consent of both parties. Mr. Jones asked about the number of phases in the Project. The Executive Director indicated that there will be two phases when the Project is completed. The applicant is still working on filling a financing gap. All funds must be in place prior to a financial settlement. The Project work includes the renovation of the Sacred Heart Hospital building that is part of the Silvercare complex. The reuse will provide rental housing for the elderly. The applicant has brought in Mission First Housing Group, an experienced nonprofit affordable housing developer, as the lead developer for the Project. The HOME-ARP Program requires that funding be used for very low income persons, or other designated populations such as victims of domestic violence, veterans, and victims of sex trafficking. Housing is one of several separate pieces at the Silvercare complex, which currently has an urgent care, adult day care, physical therapy, and the recently completed subacute care section. After some additional discussion, upon a motion by Ms. Taylor, seconded by Mr. Leach, the Board unanimously authorized the Executive Director to issue a Commitment Letter to Everest Health Management Group to provide HOME-ARP funds in an amount not to exceed $594,826.00 for the Silvercare Senior Housing – Phase I Project.

The Executive Director presented to the Board for their consideration a Tri-Party Agreement with Delaware County and Chester Community Improvement Project. Delaware County has approved the allocation of $650,000.00 of County HOME funds for Phase I of the Grace Manor Affordable Housing Project. The purpose of the Agreement is to set forth the conditions under which such funds will be incorporated into such Project. Ms. Taylor asked if the Project is underway. The Executive Director explained that the land development plans were completed but, because of the County's problems with their computer system, it took some time to record the plans. This has now been done, and a Notice to Proceed will be issued this week in connection with the infrastructure work. At this time, Mr. James Harper, Jr., Board Member, joined the meeting, and the Executive Director provided Mr. Harper with an explanation of the item currently under consideration. Mr. Jones asked about the number of phases in the Project. The Executive Director stated that, hopefully, there will be two phases. After some discussion, upon a motion by Mr. Leach, seconded by Ms. Taylor, the Board voted as follows to approve the Tri-Party Agreement as presented: Ayes: Ms. Taylor, Mr. Leach, Mr. Williams, Mr. Jones; Abstain: Mr. Harper.

The Executive Director then presented to the Board for their consideration a Tri-Party Agreement with the Pennsylvania Horticultural Society and the Delaware County District Attorney's Office in connection with the PHS Land Care Program. The Program has resulted in approximately 100,000 square feet of CRA-owned vacant land to be stabilized through the removal of debris, grass and weed cutting, fencing, and hydroseeding. A ribbon cutting was held along the Morton Avenue lots. The lots, located primarily on the east side of the City, will be maintained for a period of one year by a local landscaper.

The improved lots have created a visible difference and renewed interest from potential developers. Additional funding in the amount of $100,000 has become available through CCIP's Neighborhood Assistance Program grant that can be added to the Program and result in the improvement of approximately 33,000 additional square feet of CRA lots. The west side of the City, including Highland Gardens, will be targeted for improvements. Mr. Leach asked how long the additional work will take. The Executive Director stated that once the Agreement is in place, additional lots will have to be selected and a work plan developed by PHS. Hopefully, work will begin in the Spring of 2027. Ms. Taylor asked about the ultimate goal of the Program. The Executive Director explained that the work has resulted in improvements to the health, safety, and visual look of areas and may result in developers putting the lots to productive use. It deters the illegal parking of vehicles and trash dumping. After some discussion, upon a motion by Mr. Harper, seconded by Mr. Leach, the Board unanimously authorized the Executive Director to execute a Tri-Party Agreement with PHS and the District Attorney's Office to expand the Land Care Program as outlined above.

The Executive Director presented to the Board for their consideration a Proposal from MG Engineering Associates, LLC to provide services related to the development of specifications, bidding, and oversight of the demolition of properties being funded through the Demolition line item of CCIP's Neighborhood Assistance Program grant. The cost of the Engineer's services will be in an amount not to exceed $60,000.00. Demolition will be done in phases as properties are identified by the City, and the Engineer will submit a Cost Proposal for each specific phase. Approval of these Cost Proposals will be brought to the Board as final selections of properties are made. A discussion ensued regarding the property on E. 9th Street that has partially collapsed. The Executive Director explained that the owner of the property advised the City that it would be privately demolished; therefore, the property is not under consideration at this time. Upon a motion by Mr. Leach, seconded by Ms. Taylor, the Board unanimously approved the Proposal from MG Engineering Associates, LLC for demolition-related services in an amount not to exceed $60,000.00.

The Executive Director advised the Board that Mg Engineering Associates, LLC has provided a Proposal in the amount of $75,000.00 for engineering services in connection with the Parker Manor section of the Chester Creek Trail. This section is a continuation of the Crozer Park Trail, which will go around the creek, under the highway, and connect to the Trail in Eyre Park. Funding for the Project includes Delaware County Greenways funding, which allows $50,000.00 for engineering, and a Small Water & Sewer grant. After some discussion, upon a motion by Ms. Taylor, seconded by Mr. Leach, the Board unanimously approved the Proposal from MG Engineering Associates, LLC, contingent upon approved to amend the budget for the Small Water & Sewer grant.

The Executive Director requested that the Board table consideration of authorization to submit a Multimodal Transportation Fund Application in connection with the Reaney Street railroad crossing. It will be necessary to have design work completed in connection with the work involved prior to the submission of a grant for improvement work. The crossing currently does not have safety arms, and this creates a hazardous

situation, especially on Philadelphia Union game days when people are trying to get to the stadium. The Board Members agreed to tabling this matter.

The Executive Director then requested that the Board consider authorization to enter into a Grant Agreement with Delaware County for the design work for the Reaney Street railroad crossing improvements. The County has Rescue Plan funding available for this work. Upon a motion by Ms. Taylor, seconded by Mr. Leach, the Board unanimously authorized the Executive Director to enter into a Grant Agreement with Delaware County for the Design of Reaney Street Railroad Crossing Improvements.

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Executive Director's Report

The Executive Director reported that she has been working on the Multimodal Transportation Fund Application for Welsh Street Improvements from Route 291 to 6th Street. The Application is substantially complete and will be submitted well before Friday's deadline. The City has agreed to pay CEDA $4,000.00 for the preparation of the Application.

Solicitor's Report

The Solicitor had no report on legal matters.

Old Business

Mr. Harper asked for clarification on Action Item No. 1 since he did not join the meeting until this matter was considered. The Executive Director explained that the Project includes two phases of rental housing development for the elderly in the former Sacred Heart Hospital building. A new developer, Mission First Housing, a large nonprofit developer has been brough in. HOME-ARP funds in the Project require that the people being served by the development are very low income or meet other eligible criteria for specific populations. The commitment to Everest Health Management Group is contingent upon raising the balance of funds needed and expires at the end of December. This matter will be brought back to the Board if a time extension is requested.

There being no further business to discuss, upon a motion by Mr. Harper, seconded by Ms. Taylor, the Meeting was adjourned at 6:30 p.m.

Respectfully submitted,

JO ANN RUARK
Assistant Secretary