MINUTES OF REGULAR MEETING
CHESTER ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 25, 2026

The Chester Economic Development Authority Board of Directors convened in Regular Session on Tuesday, August 25, 2026, at 6:15 p.m. in the City Planning Department Conference Room, 1 Fourth Street, Chester, Pennsylvania.

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

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| Mr. Darrell Jones | Chairpersom |
| Ms. Frances Whittington | Vice Chairperson |
| Mr. Nasir Leach | Treasurer (Telephonically) |
| Ms. Bonita Taylor | Secretary (Telephonically) |
| Mr. James Harper, Jr. | Board Member (Telephonically) |
| Ms. Lisa Gaffney | Executive Director |
| Mrs. Jo Ann Ruark | Assistant Secretary |
| William Lincke, Esq. | Solicitor (Telephonically) |

The Chairperson declared a quorum present and welcomed the following members of the public: Ms. Rasheedah Myers-Lee, Mr. Michael Lewis, and Mr. Darren Laws. He also welcomed Mr. Shilvosky Buffaloe of the City Receiver's team who is attending the meeting via telephone.

**Public Comment on Agenda Items**

Mr. Michael Lewis asked when agendas are posted. He was advised that postings are made at least 24 hours before the Meeting.

Ms. Rasheedah Myers-Lee, a former CEDA Board Member, provided an overview of her non-profit organization's involvement in a local youth soccer program that has been running this summer on the soccer pitch at 7th and Penn Streets. The program has been very successful, and efforts are being made to continue the program during the winter at the Sportsplex. She is looking for grants to help fund the program and will be applying for CDBG funding during the next round, which is scheduled to open in late November. She also thanked Mr. Harper and Local 413 for their support of her food program that provides provisions for individuals and families suffering from food insecurity. Mr. Harper encouraged her to continue her good works. Mr. Leach thanked Ms. Myers-Lee for her commitment to Chester.

Mr. Darren Laws, a Chester resident, then provided an overview of his proposed affordable housing initiative. He serves as the Outreach Coordinator for TLC Construction out of Harrisburg. Mr. Tarik Castell of TLC has experience in affordable housing s well as working with veterans who need supportive services in addition to housing. Mr. LeSean "Shady" McCoy of Vice Capital will be a partner with TLC in Chester. TLC is looking at properties that are being evaluated by title companies and

engineers to determine the suitability of those properties for the development of housing, which will bring job opportunities for Chester residents. In addition to meeting with Ms. Gaffney and Mr. Fritz, Chester's Director of Planning, TLC will be holding meetings with the community to solicit input into their proposed developments that would result in 50 affordable townhouses. A market is also being proposed as well as senior living homes with a community center. He indicated that Governor Shapiro is very supportive of this initiative. The Executive Director indicated that Mr. Laws should consider bringing his proposal to the Chester Redevelopment Authority since this is the entity which controls most of the publicly owned parcels that are being evaluated. The next CRA meeting is scheduled for September 1, 2026, at 1:00 p.m.

**Secretary's Report**

Upon a motion by Mr. Leach, seconded by Ms. Whittington, the Board unanimously voted that the Minutes of the Meeting of July 28, 2026, be approved as presented with any necessary corrections.

**Treasurer's Report**

Upon a motion by Ms. Whittington, seconded by Mr. Harper, the Board unanimously approved the Financial Report for the period ending August 20, 2026.

**Action Items**

The Executive Director advised the Board that the Pennsylvania Office of the Budget has awarded a $1,500,000 Redevelopment Assistance Capital Program (RACP) grant to the Chester Upland School District for the construction of a state-of-the art athletic complex that will include training facilities, space for concessions, etc. the School District has requested that CEDA serve as the Grantee in connection with this funding. Mr. Harper asked about the responsibilities that CEDA would have. The Executive Director explained that the process is complicated, and the Office of the Budget will assign a consultant to assist with oversight of the budget, Project Management Plan, etc. Meetings are held periodically throughout the process that must be followed in order for funds to be released. During the course of the Project, CEDA will share the Minutes from such Meetings. After some discussion, upon a motion by Ms. Whittington, seconded by Mr. Leach, the Board unanimously approved the School District request that CEDA serve as the Grantee for their Athletic Complex Project.

The Executive Director presented to the Board for their consideration Amendment No. 1 to the Sub-Grantee Agreement with Keystone Sports and Entertainment, LLC, and Union Sportsplex, LLC. The purpose of the Amendment is to add an additional $3,500,000 of RACP funds approved by the State for the Sportsplex Project to assist with cost overruns. CEDA is the Grantee for this Project. After some discussion, upon a motion by Ms. Whittington, seconded by Mr. Harper, the Board unanimously approved Amendment No. 1 as presented.

The Executive Director advised the Board that the City has reactivated the Chester Parking Authority and has requested that CEDA serve as the administrative agent for CPA. The reactivation was required because CPA has a full range of powers under State law, including the ability to go into District Court on parking ticket matters. Ms. Gaffney will serve as CPA's Executive Director, and CEDA staff will provide other administrative services. CEDA will invoice for staff hours spent on CPA-related matters. Upon a motion by Ms. Whittington, seconded by Mr. Harper, the Board unanimously approved entering into a Management Services Agreement with the Chester Parking Authority on a fee-for-service basis.

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**Executive Director's Report**

The Executive Director reported on the following:

1. The City will be applying for a $20,000 grant from the Delaware County Interactive Gaming Revenue Authority (DCIGRA) to have Urban Land Institute prepare a study of the area across from the Train Station relative to the use of land, which includes many publicly owned parcels, for a transit oriented development. ULI would conduct a 2-day charette with volunteer professional experts participating to determine the best uses for land and formulate ways to enhance the area's profile for redevelopment.

2. Work continues on the Trail Connector Project along Chester Creek down to the East Coast Greenway. A study, which included community outreach, was done to determine the best route for the connector section. The Pennsylvania Environmental Council has received a $400,000 grant for design and engineering work. Ms. Whittington asked if there is a rendering of the Project. A copy of the Plan will be made available to Board Members. The Project will include a storm water management component.

3. Work continues on the LandCare Program. NAP funding is available for the inclusion of an additional 50,000 square feet of publicly-owned land to be cleared, fenced, hydroseeded, etc. The focus will be on vacant land in Highland Gardens and the west end of the City. The east side of the City was the focus of the first phase of the Program.

4. Improvements to the section of Highland Avenue from Route 291 to the River has been completed. A similar project is scheduled to begin on Norris Street.

**Solicitor's Report**

The Solicitor had no report on legal matters.

**Items from the Board**

Ms. Whittington asked if the Crozer Park Trail Project is completed. The Executive Director advised that this section of the Trail is complete. The Parker Manor Section at Kerlin Street will be the next section to be addressed with funding from Delco Greenways and DCED. Design work has been done, and the Project should be bid out soon starting with the section from Crozer Park to Eyre Park. Mr. Jones asked if there will be a traffic signal at Kerlin Street. The Executive Director indicated that additional funds would have to be identified. The bridge from Eyre Park across 9th Street will be addressed at some point in order to connect to the downtown and Route 291 where various historic sites such as the Courthouse and Old Swedes Cemetery are located. Mr. Jones stated that a traffic light is also needed on 9th Street. The Executive Director advised that the City is currently looking into this issue.

Ms. Taylor stated that work on the building in Sun Village is progressing, and the new roof looks very good.

The Executive Director stated that work is continuing on the Chester Park Bandshell. The need for a public restroom in the Park was discussed. There is a restroom in the Bandshell for performers and entertainers, but funds are not available for a public restroom.

**Public Forum**

Mr. Lewis stated that, in the interest of transparency, agendas should be made available sooner. Efforts will be made to comply with Mr. Lewis's request.

Ms. Myers-Lee thanked the Board for acknowledging her service on the Board with a Resolution of Appreciation. She is happy to be attending the meeting and to see that things are still getting dome. Ms. Whittington stated that Ms. Myers-Lee will always have value both as a member of the Board and through her commitment to serving the residents of Chester. She is loved and appreciated for the work that she has been doing. Mr. Jones stated that although he did not appreciate the way in which her service on the Board ended, he is appreciative of her service. Mr. Harper, Mr. Leach, and Ms. Taylor agreed with the sentiments expressed by Ms. Whittington and Mr. Jones.

There being no further business to discuss, upon a motion by Mr. Harper, seconded by Mr. Leach, the Meeting was adjourned at 6:55 p.m.

Respectfully submitted,

JO ANN RUARK
Assistant Secretary