MINUTES OF REGULAR MEETING
CHESTER REDEVELOPMENT AUTHORITY
OCTOBER 7, 2026

The Chester Redevelopment Authority Board of Directors convened in regular session on Wednesday, October 7, 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 (Telephonically)
Rev, Dr, William Rocky Brown	Vice Chairman (Telephonically)
Ms. Janell Brown	Secretary (Telephonically)
Mr. Roland Taylor	Treasurer
Ms. Lisa R. Gaffney	Executive Director
Mrs. Jo Ann Ruark	Assistant Secretary

The following individuals were also in attendance:

Mr. Shilvosky Buffaloe	Receiver's Team (Telephonically)
Mr. Darren Laws	TLC Group
Mr. Dave Hudson	Super Realty Group
Mr. Andre Stanley	
Mr. Warren Santone	

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

Public Comment on Agenda Items

There were no public comments at this time.

Secretary's Report

Upon a motion by Mr. Taylor, seconded by Ms. Brown, the Board unanimously approved the Minutes of the Regular Meeting of August 5, 2026, as presented with any necessary additions, deletions, or corrections. It was noted that no meeting was held in September.

Treasurer's Report

Upon a motion by Mr. Taylor, seconded by Rev. Dr. Brown, the Board unanimously accepted the Treasurer's Reports for the periods ending August 24 and September 28, 2026, as presented.

Action Items

Ms. Gaffney presented to the Board for their consideration a request from Mr. Kenny Caldwell to purchase the CRA-owned parcel at W. 11th Street and Central Avenue, which

is contiguous to the rear of Mr. Caldwell's property at 1026 Central Avenue. The parcel measures approximately 70' x 90', and Mr. Caldwell wishes to acquire the property in order to construct a garage with a loft and extend his yard. Mr. Taylor asked if the property is a buildable lot. Ms. Gaffney indicated that it is buildable under City requirements. Ms. Neal stated that since the property is a large buildable lot, it does not fall under CRA's Side Yard Policy. After some discussion, upon a motion by Mr. Taylor, seconded by Rev. Dr. Brown, the Board unanimously denied Mr. Caldwell's request to purchase the property for his proposed reuse.

Ms. Gaffney then requested that the Board consider an extension to the Agreement of Sale with Mr. Charles Thompson, Sr. in connection with his purchase of 900 W. 2nd Street. The property is a small unbuildable parcel contiguous to a property owned by Mr. Thompson, and the Board previously approved the sale. Mr. Thompson has had trouble identifying a title company and handling some of the other steps needed to go to settlement. After some discussion, upon a motion by Mr. Taylor, seconded by Ms. Brown, the Board unanimously approved an extension to the Agreement of Sale with Mr. Thompson to March 31, 2027.

Executive Director's Report

Ms. Gaffney reported on the following:

1. Infrastructure work has commenced on the Grace Manor Affordable Housing Project. This phase of the Project is moving forward, and daily progress reports are being provided. Chester Community Improvement Project is looking to initially build six (6) of the ten (10) properties included in Phase I based on pre-sale projections.

2. The Liberty Housing Development project on the 1100 block of Morton Avenue is currently underway. The Project consists of six (6) units of affordable rental housing for people with incomes at 30% of the area median income. Supportive services will be provided on site.

3. CEDA has been working with the Pennsylvania Horticultural Society and the District Attorney's office to extend the PHS LandCare Program. Vacant CRA-owned property has been improved through clean-up, leveling, seeding, and fencing. An additional 50,000 square feet of property will be added in March of 2027, primarily in the Highland Gardens area and on parcels located next to the former Presbyterian Church on E. 9th Street. As a result of the work that has been done, people are looking at the lots in a new light and are seeing the potential for development.

Ms. Neal stated that she has seen the progress being made at the Grace Manor site, which has been a long time coming. Ms. Gaffney indicated that a sign will be erected soon. Twin homes will be priced at $180,000, and single homes will be priced at $200,000.

Solicitor's Report

There was no Solicitor's report at this time.

Public Forum

Mr. Lewis requested that CRA livestream meetings. He also requested that Minutes and Treasurer's Reports be available on CRA's website and Agendas be posted more than twenty-four hours before a meeting. It was explained that CRA previously posted required documents on CEDA's website; however, CEDA has closed down its site, and both CRA and CEDA now are providing information to the City for posting on the City's website. The migration of documents has not yet been completed. Mr. Lewis's request regarding meetings will be taken under advisement.

Mr. Hudson asked about requirements for prefabricated housing on buildable lots. Ms. Gaffney stated that modular housing is permitted if on a permanent foundation. She referred Mr. Hudson to the Planning and Zoning Department for more detailed information. He also asked if there are any subsidies for utilities. Ms. Gaffney indicated that she is unaware of any financial subsidies to assist with this cost. Fees and tap-in charges are costly, and she suggested that Mr. Hudson have a conversation with the Chester Water Authority and DELCORA regarding the upgrade of utilities in order to make development more feasible.

Mr. Santone stated that there is supposed to be a storm and sanitary separation project in the City. Ms. Gaffney stated that this may happen over time. Currently, DELCORA requires separation for any new development. The current approach is piecemeal. Some sections are under MS-4, but many areas of the City may still have storm and sanitary sewers together. Mr. Santone indicated that Trinity Subsurface has been hired by either DELCORA or the Stormwater Authority to identify older lines.

Mr. Hudson asked if any areas of the City such as the CBD and the Route 291 corridor have been identified for more aggressive residential development. Ms. Gaffney noted on the Zoning Map the areas of residential and mixed use. In terms of CRA, the bulk of land is on the east side in the Morton Avenue corridor area and in the Buckman Village west end area. The Zoning Map and Ordinances are on line, and developers should speak with the Planning and Zoning Department early in the process when considering development in Chester.

Mr. Stanley indicated that the minimum square footage for small houses is 500 square feet. He asked if veterans' housing could be developed with a smaller square footage. Again, Ms. Gaffney asked that questions such as this be referred to the Planning and Zoning Department since a Variance for a change may be needed.

Mr. Laws stated that he is attending the meeting as a representative of TLC Construction. He previously met with Ms. Gaffney to discuss a proposed affordable housing project on the east side of the City. He requested that he be able to make a presentation to the Board after he has had time to put together the detailed information requested by Ms. Gaffney.

Ms. Neal stated that the Board would allow Mr. Laws to make a presentation at some point.

There being no further business to discuss, upon a motion by Mr. Taylor, seconded by Ms. Brown, the Board unanimously voted to adjourn the meeting at 1:30 p.m.

Respectfully submitted,

JO ANN RUARK
Assistant Secretary