

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
September 3, 2021**

In attendance:

BOARD:

Todd Stephens, Chair  
W. William Whiteside, Vice Chair  
Thomas Panzer, Secretary  
Theresa Harmon, Treasurer  
Tara Conner-Hallston  
Scott DeRosa (attended virtually)  
Gregory Nesbitt (attended virtually)

STAFF:

Larry Burns, Executive Director  
William Gildea-Walker, Deputy  
Director (absent)  
Mary Eberle, Esq., Solicitor

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:08 AM in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens asked if there were any question or comments from the audience. There were none.

Mr. Stephens asked for the will of the board regarding the July 2, 2021 meeting minutes. Mr. Whiteside motioned to approve the minutes to the July 2nd board meeting. Ms. Harmon seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if the Executive Director had a report. Mr. Burns confirmed the reporting period for the Military Installation Remediation Program runs from July 1 to September 1, and that the reporting period for the 2021 cycle had just closed. He noted that he, Chairman Stephens and Deana Zosky, the MIRIA Compliance Consultant, had worked tirelessly in past weeks to encourage reporting by zone businesses and parcel owners and that he believed reporting for this cycle would be comparable to last cycle and be in the mid- 90 percent range. Mr. Burns further remarked that while 7 additional parcels were added to the zone in 2021, that he had continued concerns that available funding this year could be much less than last years’ funding, as several major employers like Teva Pharmaceuticals, Toll Brothers and Franc Environmental had moved out of the MIRIA Zone, and given that, available funding from the state was likely to be less than last cycle. He also noted that COVID19 may also have an impact on funding, though clarifying the potential impact is uncertain. Mr. Burns confirmed that 2021 grant applications have been initially reviewed and discussions and consultation with water providers continues. A Quick Response Grant request will be discussed later in the meeting and the remaining grant

applications are expected to be addressed at this years' December 10<sup>th</sup> board meeting, after PA funding is known. The agenda had shown Eric Frary from Michael Banker International was to give a presentation on the road network study, but given Governor Wolf is in town to review and assess damage from the recent storm event, Mr. Frary's presentation will be postponed to the October board meeting. Mr. Burns noted that staff was in receipt of a draft recreational fields study which was under review by staff and that a presentation on the study will be available at a future board meeting as well. Mr. Burns confirmed the status of the demolition of the 986 Easton Road property, that gas and electricity at the property have been terminated, that the oil tanks in the basement were being removed and that he had met with the International Union of Operating Engineers this week to discuss strategies for the demolition of the property. Mr. Burns noted that in the board package was also an amended MIRIA 2021 budget. As the original budget approved at the December 2020 board meeting did not contemplate a communications consultant, that was brought on-board in recent months, and also with the passage of time, line items like staff time and efforts were refined and updated as well. Mr. Burns indicated that he had no other comments and would be pleased to answer and questions the board might have. There were none.

Mr. Stephens made note and acknowledged his colleague, Representative Megan Schroeder was in attendance with her daughter Gianna.

Mr. Stephens referred to the next agenda item of bills or communications and asked for the will of the board regarding the ratification list of checks. Mr. Nesbitt motioned for approval of the list of checks issued and dated July 30, 2021 in the amount of \$81,566.26 for payment of MIRIA operating expenses, for funding of MIRIA project costs and for disbursement of \$33,854.39 to Ambler Borough under its 2020 MIRIA grant. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens referred to the next agenda item and asked for the will of the board regarding the approval of the list of checks dated September 3, 2021. Mr. Panzer motioned for approval of the list of checks issued and dated August 3, 2021 in the amount of \$496,843.57 for payment of MIRIA operating expenses, for funding of MIRIA project costs and for a disbursement of \$435,855.48 to North Wales Water Authority under its 2020 MIRIA grant. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens indicated the next agenda was new business, and remarked that with Governor Wolf coming to town today, that Eric Frary's presentation on the road network study would be pushed off to the next board meeting. The next item under new business was to consider Resolution #2021-7 which would revise and amend the MIRIA 2021 budget. Mr. Stephens inquired that other than updating staff time, were there any other adjustments? Mr. Burns confirmed that the 2021 budget was approved in December 2020, and that a communications consultant had not been contemplated by the board until some months later. Additionally, with

the passage of time that he reviewed each expense category and adjusted where appropriate. The original budget had set aside \$1,000.00 for Community Outreach, and that amounts were adjusted or reallocated for the annual report and an interim report that we hope to issue in October. He noted that MIRIA project costs, in particular those related to the 986 Easton Road project, do not impact this budget, as projects costs are covered by a different fund. Mr. Stephens asked if there was a motion regarding Resolution #2021-7. Ms. Harmon motioned to approve Resolution #2021-7 and the revised and amended 2021 MIRIA operating budget as submitted.

Mr. Stephens confirmed it was a roll-call vote.

Mr. Nesbitt - Aye

Ms. Conner-Hallston-Aye

Mr. DeRosa – Aye

Ms. Harmon – Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens indicated that next item on the agenda was consideration of a MIRIA Quick Response Grant of \$1.2 million for Warminster Municipal Authority and invited Mr. Burns' or Mr. Hagey's comments. Mr. Burns confirmed that he had reviewed all grant applications to initially underwrite each and to verify that costs and projects submitted with the application were generally admissible under the MIRIA grant guidelines. In the case of the Quick Response Grant for Warminster Municipal Authority, the \$1.2 million would be used to credit or rebate water charges to customer accounts. Mr. Stephens asked Mr. Hagey to confirm that use of proceeds and if a credit would be provided or a rebate check? Mr. Hagey confirmed his authority planned to charge customers a \$0 for water consumption for at least a quarter. Ms. Eberle asked that a motion be made based on the execution of a Quick Response Grant Agreement. Mr. Panzer motioned to approve the \$1.2 million Quick Response Grant to Warminster Municipal Authority, subject to the execution of a Quick Response Grant Agreement. He also thanked Mr. Hagey for returning this money to the rate payers who were not at fault, but had to pay the price over the years. He noted the Warminster Municipal Authority also continues to upgrade their system and continue to do a great job. Mr. Stephens asked whether this was all rate payers in Warminster? Mr. Hagey confirmed all customers would receive a \$0 for water usage, that service charges would remain, and that all customers of the authority would benefit. Mr. Stephens noted that this was exactly what the program was designed to do, and he appreciated Mr. Hagey's involvement and help providing relief for his customers. Mr. DeRosa seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens referred to the next agenda item and asked for the will of the board regarding the approval of a supplemental list of checks. Mr. DeRosa motioned for approval of the supplemental list of checks in the amount of \$1,200,000.00 representing disbursement of the approved MIRIA Quick Response Grant to the Warminster Municipal Authority. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Stephens indicated the next item was consideration of a motion to approve a new MIRIA economic development project and invited Mr. Burns' comments. Mr. Burns confirmed that in the board materials was a memo outlining the proposed median island project at Dresher Road and Horsham Road. He also confirmed that at April 15<sup>th</sup>, MIRIA certified to the Department of Revenue that monies had been budgeted and designated for projects, including the acquisition of the 986 Easton Road property as well as the property at 368 Easton Road. In time, MIRIA chose not to conclude the acquisition of the 368 Easton Road property as a Phase I indicated that additional study was required to assess the environmental issues at the site. As a result, there remains available funding for some additional economic development and infrastructure projects and this was a small project to be undertaken for the benefit of Horsham Township. Ms. Conner-Hallston motioned to approve MIRIA undertaking and funding an economic development and infrastructure project that will serve to improve the medial islands at the intersection of Horsham Road and Dresher Roads with the cost of the project not to exceed \$20,000. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next item on the agenda sought approval of a letter to the Navy from the MIRIA board. He indicated a few months back, Horsham Township and the HLRA were able to work with the Navy to secure the transfer of some open space that is outside the fence line of the former Willow Grove Naval Air Station. That transfer was an important step in the right direction to see the Navy working with these local entities to begin transferring what ever property that may not have environmental impacts and could be easily transferred. I thought it was appropriate for this board, because of our interests, and as our funding will be largely dependent upon the transfer of that land. Understandably, we have an interest in those transfers happening as expeditiously as possible. In addition, Horsham Township has been waiting a long, long time to be able to do anything with the land over there at the base. So, Mr. Stephens thought it appropriate for this board to thank and recognize the Navy for their efforts in working with the township and the HLRA to identify the land that was able to be transferred and to facilitate that transfer and also to encourage them to continue taking a little bit more aggressive approach in identifying some of the property or parcels that might be eligible for transfer and that are not environmentally compromised or sensitive. Staff drafted a letter and are hoping the board will approve that letter to be sent over to the Navy in an effort to try to continue moving forward with these transfers as possible. Mr. Stephens asked if there were any questions? There were none. Mr. Whiteside motioned to approve the issuance of a letter from the MIRIA Board to the U.S. Navy acknowledging their successful efforts in transferring to Horsham Township the South East Clear Zone property and encouraging efforts to identify other former NAS-JRB Willow

Grove parcels that could be transferred in a timely manner. Ms. Hamon seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if anyone had any additional business? There was none.

Mr. Stephens noted that he and Representative Schroeder and Polinchock have invited the House Republican Policy Committee to come down and tour our area and the base. The goal of this invitation is to help many of our colleagues from across the state to understand the economic development potential of the former Willow Grove Naval Air Station and to better understand a little bit better the environmental issues that our water providers have faced and how they have been overcoming these issues. How Act 101 has assisted them in their efforts. Notices will be out shortly and board members who wish to attend are welcome to do so. The date is September 14<sup>th</sup> and 15<sup>th</sup>. The morning of the 15<sup>th</sup> will be here at the Community Center which is when the larger discussion will take place followed by a bus tour.

Mr. Stephens reminded all that the next MIRIA board meeting was to be held on Friday, October 1st, 2021 at 9:00 am at the Horsham Township Municipal Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:32 am.

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Thomas Panzer, Secretary