

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
JANUARY 7, 2022**

In attendance:

BOARD:

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

STAFF:

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

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:04 am in the Horsham Township Municipal Building at 1025 Horsham Road.

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

Mr. Stephens indicated the next agenda item was the election and appointment of authority officers and asked if there were any motions. Mr. Nesbitt made a motion to appoint Todd Stephens as Chair, William Whiteside as Vice Chair, Thomas Panzer as Secretary and Theresa Harmon as Treasurer for fiscal year 2022. Ms. Conner-Halston seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board in the consideration of the appointment of the MIRIA Solicitor. Mr. DeRosa made a motion to appoint Mary Eberle, Esq. of the firm of Grim, Biehn and Thatcher as the MIRIA Solicitor for fiscal year 2022. Mr. Nesbitt seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the December 17, 2021 meeting minutes. Mr. Whiteside motioned to approve the minutes to the December 17th board meeting. Ms. Harmon seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed that Sports Facilities Companies were set to make a presentation to the board related to a recreational and sports fields market opportunity study and report. Mr. Stephens noted that this was long-time in the works and that the board had authorized the study in December 2020 and that the presentation had been delayed a couple of times for a myriad of

reasons. He offered for brief background, that beginning back in 2017, the Montgomery County tourism authority and some other entities had approached Representative Stephens and some members of council about the possibility of locating a youth sports complex in Horsham Township, somewhere. The Montgomery County tourism authority initiated a feasibility study regarding a youth sports complex in the county and was initially looking at the King of Prussia area. The King of Prussia area did not work out for many reasons and in terms of other areas in the county, they identified Horsham as something they thought might be appropriate. We embarked to move forward with this type of a study so we could learn whether or not Horsham might be a feasible location for some type of youth sports facility or complex. The meeting was then turned over to John LoCasio and Dan Morton of Sports Advisory Companies. Dan Morton introduced himself and walked through a presentation that is attached to these minutes which discussed the company and its history, the scope of the study, the process and findings of the market opportunity study, the recommended facilities overview, conclusions, next steps and Q & A. Upon Mr. Morton's conclusion of the presentation, he invited questions from the board. Mr. Stephens commented, that just to clarify, an indoor facility would require 90.4 acres? Mr. Morton clarified that the number was 9.4 acres for building, parking and setbacks. Mr. Stephens noted that other than the Willow Grove Naval Air Station, that there are some parcels of land even more than beyond that were listed there, that fall into that 10-acre category. How important is it generally to the success of these projects for the outdoor facility and the indoor facility be located adjacent to each other? Mr. Morton responded that ideally it is preferred that they be adjacent, as experience shows operational costs are higher if they are not, and as staffing dynamics are much different. It is a better facility if we do it all at one location. But the reality is, there are not a lot of places that can do that. We don't believe that that is a necessity or essential to the success of the project. We want to group courts and asset types together. We don't believe that it is a detriment to the potential success to look at an indoor site and a separate outdoor site. That is the reality for some communities and it can be very successful. Mr. Stephens interjected that I think what you're saying is that it's better if they are right next to each other because the economics work better. You can share resources, parking and other things, but it's not a deal-breaker if they need to be separated. Mr. Morton answered affirmatively. Mr. Stephens asked if there were any other questions? Mr. Nesbitt asked if there is any precedence for doing outside facilities where there may be environmental issues, in terms of cleanup? Mr. Morton responded that there were certainly facilities that they've been involved with where different environmental issues had to be addressed. The one that comes to mind is relatively close to you in New Jersey called Iron Peaks Sports Events. That facility opened in 2020. That's on an old army depot, and they dug and found all kinds of things that they didn't expect, so there was a big mitigation effort both on the public side and the private side. That property now houses an indoor facility and outdoor fields. There are always different challenges but there is definitely a precedent for that. Mr. Nesbitt asked where is that location? Mr. Morton confirmed Hillsborough New Jersey, it's called Iron Peak Sports Events. Mr. Nesbitt asked if that was a project that you and your group were involved in? Mr. Morton confirmed that yes we went through this process. We did the feasibility analysis, helped them fund it and we currently

manage it. Mr. Nesbitt inquired what is the total acreage of the outdoor facility of our project? Mr. Morton confirmed it is at 86.6 acres. Mr. Stephens asked if there were any other questions? There were none. He asked Mr. Morton if there are any other projects that you've worked on that are former military facilities, aside from the one in Hillsborough, or properties where you had to contend with environmental issues? Mr. Morton responded that he was not sure of former military facilities but that were certainly many sites that worked on where environmental remediation had to be undertaken. He agreed to follow-up and provide some examples. Mr. Stephens answered he thought it would be helpful and also asked Mr. Morton to share contact information for the Hillsborough facility, and that he'd be interested in speaking with folks there to understand some of the challenges they faced and how it went for them. Mr. Morton confirmed he'd be happy to, and that that project and that it is a privately owned facility, much smaller than we're talking about here. It did involve a public/private partnership, a land-swap, and is located on what use to be public land. He thought the dialogue could be beneficial for us and he'd be happy to provide a contact. Mr. Stephens asked Mr. Panzer and Ms. Conner-Halston who were attending on-line had any questions, and there were none. Mr. Stephens thanks Mr. Morton and Mr. LoCasio for their time today and confirmed we'd be following up with them and keeping in touch.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns indicated that a recap of the 2020 cycle projects that we did, the recreational fields study was one. The road network study was undertaken and were heard a presentation from Michael Baker back in November. We acquired 986 Easton Road and utilities have been decommissioned and we've prepped for demo. He confirmed there is equipment on site today and demo of the property will start next week. We are not going to disturb the macadam. As you'll recall there are 13 monitoring wells on the property which will need to be decommissioned. PA DEP has to approve that whole process and we haven't yet gotten to that stage. Also in the works, we have in design the traffic light underway with Gilmore & Associates, our engineers, who have been in touch and will be working with PennDOT regarding the light. As part of that, Mr. Burns has met with Tinius & Olsen about access for them to the intersection. Back in 2012 when the Navy had planned to move the main gate, that was something that had to be addressed. Regarding the island project at Horsham and Dresher Roads, electricity and water connections have been made. Sprinkler heads and landscaping are expected to be done in the spring. Mr. Burns noted the last meeting was a busy one. We were awarded \$15.8 million by the state. In turn we awarded \$14.2 million to six grant applicants. At this point, all six were provided award letters and five have been received back. We also have supplied them with five grant applications and four have been signed off on. On January 3rd, Mr. Burns confirmed he paid down the line of credit by \$213,970.35 which represents the amount of 2021 operational expenses and came off the top of the proceeds of state funding. He confirmed that at this time, we have about \$1.36 million allocated for projects that were discussed at length in executive session and in two resolutions that discussed the projects and their prioritization. Of a final note, Mr. Burns noted redistricting efforts were underway in Pennsylvania and that a proposed map is under consideration that would split

Horsham in two. He is aware both the township and the HLRA have provided supported letters for one voice for Horsham Township and indicated if there was no objection by the board, that he intended to do the same. Mr. Gildea-Walker commented that we have the support of Fair Districts PA and the Pennsylvania Township Board of Supervisors (“PSATS”) to not split Horsham. Mr. Panzer and Mr. Nesbitt indicated they had no objection. Mr. Stephens inquired about the timeline for placing the light at Moreland and Route 611? Mr. Burns confirmed that it was a PennDOT timeline and he thought that it could take a year or year and one half. Mr. Stephens asked if there were any other questions for Mr. Burns? There were none.

Mr. Stephens referred to the next agenda item was bills and communications and asked for the will of the board regarding the approval of the list of checks. Mr. Burns commented that he had to void check # 1161 because it was written improperly, so that the amount of checks is not changed and by example indicated that the Horsham Township grant disbursement check is #1170 and not #1169. Mr. Whiteside motioned for approval of the list of checks in the amount of \$1,222,342.64 to fund MIRIA operating expenses, to fund MIRIA project costs and to fund 2020 cycle grant disbursement for Horsham Township of \$1,206,747.27. All were in favor and the motion passed unanimously.

Mr. Stephens inquired whether there was any additional new business to be considered? Mr. Burns confirmed the meeting schedule needed to be addressed. Mr. Stephens asked for the will or the board regarding the 2022 meeting schedule. Mr. Nesbitt motioned for approval of the proposed 2022 MIRIA board meeting schedule. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens recognized Ms. Eberle who had indicated she had comments for the board earlier that she needed to provide before the meeting’s end. Ms. Eberle noted that she and Mr. Burns had talked earlier in the week about having an executive session after the conclusion of the board meeting. She inquired of Mr. Burns whether he still wanted to do that? Mr. Burns responded yes, he needed the executive session to discuss real estate and that it could be held immediately after this meeting in the Caucus Room. Mr. Stephens asked Ms. Eberle in terms of notice, whether that satisfies our obligation to provide notice of an executive session to discuss real estate. Ms. Eberle responded affirmatively.

Mr. Stephens confirmed the next meeting of the board would be on Friday, February 4, 2022 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:50 am.

/S/

Thomas Panzer, Secretary