

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
March 7, 2025**

In attendance:

BOARD:

Todd Stephens, Chair
W. William Whiteside, Vice Chair
Thomas Panzer, Secretary
Tara Conner-Hallston
Scott DeRosa
Gregory Nesbitt
Anthony Spangler

STAFF:

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

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:02 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 asked for the will of the board regarding the February 7, 2025 meeting minutes. Mr. DeRosa motioned to approve the minutes to the February 7th board meeting. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed the next agenda item was for the Executive Directors report and invited Mr. Burns remarks. Mr. Burns confirmed that he meant to mention at the lasts board meeting that our annual meeting with water providers and grantees had been scheduled, and that meeting did occur on Tuesday, March 4th. At that meeting we solicited feedback on our grant program and sought any tweaks the grantees might suggest. In the coming month, staff will review grant guidelines and review if any tweaks might be necessary, and if so, those would be recommended to the board at our April meeting, well in advance of the May 15th grant application date. Mr. Burns also noted that the auditors were in on March 15th in preparation for the annual audited financial statement for both MIRIA and the HLRA. Their visit went very smoothly, as this year we did upload a variety of materials that the audit team worked with before their visit. Mr. Burns expects that a draft of the 2024 audit report should be available in a matter of weeks. Mr. Burns confirmed that MIRIA staff continues efforts on 3 potential property acquisitions. Priority properties 1 and 3, negotiations on an agreement of sale continue. Regarding priority property 2, staff has met with property ownership and have started conversation regarding a potential acquisition and shared a current appraisal that MIRIA had

engaged. Beyond that, there is no additional update and we are hopeful to confirm progress on all three in future board meetings. On the topic of the light at West Moreland and Easton Road, Mr. Burns reported that he had reached-out to our traffic engineer and authorized additional work for Scott Contractors. They have ordered the new fixture, which holds 4 lights instead of 3, and will provide an extended yellow arrow for the southbound turn lane onto West Moreland. Mr. Burns also made note that annually, staff works with the Montgomery County Recorder of Deeds in a certification of real estate transactions in the zone to PA Revenue. That list includes as well new homes sales at Regency at Waterside and the Oak Ridge Developments. In 2024 Regency at Waterside sold 112 units and at Oak Ridge, the project closed out with its final 22 units. Annually, MIRIA staff prepares a schedule of all zone transfers in the year, including sales price of each property and the resultant sales tax, so that the PA Revenue certification process for the Recorder of Deeds Office is easier and pretty straight-forward. MIRIA's schedule of sales is complete information is being validated and we should be meeting with Jean Sorg's staff at the Recorder of Deeds sometime in April. The board may have noted that yesterday he had sent the board 2024 PA ethics forms and asked the board members to complete and return them. He indicated that that was his report today and advised as the full board was in attendance, that he would like to get a new board picture which included Mr. Spangler. Mr. Stephens asked if there were any questions? Ms. Eberle interjected and confirmed that MIRIA staff had met with water providers. Mr. Burns confirmed that he had spoken on that subject. Ms. Eberle indicated that one of the points from the water providers was that they would like us to explore potentially forming a consortium that could negotiate better pricing on behalf of the water providers for the granular activated carbon that is the medium in so may well filters. Ms. Eberle indicated that she and Mr. Burns agreed to evaluate the request. Mr. Stephens commented that that was something he had contemplated when he drafted the statute. He thought that beyond the upfront capital equipment needs, that he had assumed funding of GAC would be an ongoing need. Mr. Burns commented that with most water provider grant applications, that MIRIA has and does fund remedial system operating and maintenance costs, which includes carbon, though a group or consortium would most likely could negotiate better terms on price. Mr. Nesbitt asked if all water providers purchase GAC from the same provider? Mr. Burns indicated that he did not know, and though there were 2 or 3 regional suppliers of GAC. Ms. Eberle suggested that water providers were probably not fussy about who they buy from and that there was a bifurcation of carbon systems and resin systems that various providers were devoted to, and any group buyer or consortium would probably have to negotiate deals on both mediums. Mr. Stephens asked if there were any additional questions? There was none but Mr. Stephens said he had a follow-up comment and asked that at Blair Mill Road and Route 611, would there be a blinking left arrow? Mr. Burns confirmed that engineering on Blair Mill Road Phase 3 was underway, but township staff had not really gotten into the weeds at this point, and looked to Mr. Gildea-Walker for comment. Mr. Gildea-Walker agreed it was too early in planning to have addressed the operation of the light. Mr. Stephens indicated that he thought a blinking yellow left turn at that intersection should be evaluated and that he hoped to avoid in the future of buying new lights and replacing them in short order. Mr. Gildea-Walker assured him, that would not be the case.

Mr. Stephens noted 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. Nesbitt motioned for approval of the list of checks in the amount of \$261,999.04 to fund MIRIA operating expenses, MIRIA project costs, and to fund 6 MIRIA grant disbursements to Horsham Township, the Horsham Land Redevelopment Authority and the Upper Southampton Municipal Authority. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of the list of checks related to shuttle bus operations. Mr. Panzer motioned to approve the list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$10,753.20 for payment for service for February, 2025. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if there was any additional business. There was none. He noted the next meeting of the board would be on Friday, April 4, 2025 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:10 am.

/s/

Thomas Panzer, Secretary