**Military Installation Remediation and Infrastructure Authority ("MIRIA") Board Meeting Minutes August 1, 2025**

In attendance:

| BOARD: | STAFF: |
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| Todd Stephens, Chair (absent) | Larry Burns, Executive Director (absent) |
| W. William Whiteside, Vice Chair | William Gildea-Walker, Deputy Director |
| Thomas Panzer, Secretary | Kelly Eberle, Esq., Solicitor |
| Tara Conner-Hallston | |
| Scott DeRosa | |
| Gregory Nesbitt (by telephone) | |
| Anthony Spangler (absent) | |

Mr. Whiteside opened the meeting with a Pledge of Allegiance at 9:03 am in the Horsham Township Municipal Building at 1025 Horsham Road.

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

Mr. Whiteside asked for the will of the board regarding the June 6, 2025 meeting minutes. Mr. DeRosa motioned to approve the minutes to the June 6th board meeting. Ms. Conner-Halston seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside confirmed the next agenda item was for the Executive Directors report and invited Mr. Gildea-Walkers remarks as Deputy Director. Mr. Gildea-Walker reminded the board that the compliance period for MIRIA Zone property and business owners is from July 1 to September 1 of each year, and that our compliance consultant, Deana Zosky and her team at FourScore, LLC have been hard at work interacting with zone businesses and parcel owners and filing required information on their behalf.

Mr. Gildea-Walker confirmed that staff with the help of our solicitor had finalized an agreement of sale on the 401 Norristown Road property after many months of discussions and negotiations. The agreement of sale provides for a purchase price of $2 million and the property through the agreement of sale will accept conditions on the use of the property restricting its use for certain public and general municipal uses including, but not limited to, road and intersection improvements, pedestrian sidewalks, streetlamps, a pedestrian bridge across Horsham Road, public communal spaces, a public restroom, and green spaces. Mr. Gildea-Walker asked Ms. Eberle to further elaborate and she confirmed that moreover, the property shall not be used for storage of public goods, supplies, machinery or vehicles, provided, however, that Buyer shall be permitted to keep and store goods and supplies necessary for the daily operation and maintenance of the public communal spaces and restroom facilities on the Property. Buyer further agrees that it shall not create or maintain any building over one (1) story in height (a maximum of fifteen feet) and that it will use its best efforts to coordinate improvements on the property with the owner of the adjacent parcel located at 575 Horsham Road. MIRIA will be obligated to maintain the property in a first-class condition, free of debris and would agree not to transfer the property to an unaffiliated entity, other than a governmental entity. These restrictions will survive closing on the transfer of the property for a period of 20 years at which time, the use restrictions automatically expire and become null and void. MIRIA staff and its solicitor have agreed to these conditions as it allows MIRIA and/or the township to execute the planned public improvements contemplated creating a communal space and a potential gateway to the base redevelopment, and at the same time, burn-off after the 20-year period. Mr. Gildea-Walker also discussed MIRIA's purchase of the Shelby Apartments property at 124 Easton Road, next to the Adam's Pit-Stop property remarking that the current owners appear to have substantially emptied the property and we hope to close on the property in perhaps September. The Shelby property he reminded the board is being incorporated into the township's Blair Mill Road widening project, Phase 3 and will afford an extended right hand turn lane from South bound Blair Mill Road onto Northbound Easton Road and should also provide to enlarge the available land for a gateway into Horsham Township.

Mr. Whiteside confirmed the next item of business was review and submission of three (3) MIRIA Quick Response Grants. He noted that annually we consider applications from water providers and municipalities for Quick Response Grants so that they may continue to move forward on many of their projects while we await Harrisburg's determination of funding in December. Mr. Gildea-Walker confirmed the first grant request was for the Horsham Land Redevelopment Authority for $80,000, and staff review confirmed that projects in their application were in conformity with program requirements and staff recommended approval. Mr. Panzer moved to approve a MIRIA Quick Response Grant to the Horsham Land Redevelopment Authority in the amount of $80,000.00. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

The next Quick Response Grant under consideration was $250,000.00 for Horsham Township. Mr. Gildea-Walker confirmed that staff had reviewed the request, found that proposed projects in the application were in conformity with program requirements and staff recommended approval. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to the Horsham Township in the amount of $250,000.00. Ms. Conner-Halston seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside confirmed the third Quick Response Grant under consideration was for the Horsham Water and Sewer Authority in the amount of $700,000. Mr. Gildea-Walker remarked that staff had review the Horsham Water & Sewer Authority application and that all projects detailed in their application were found to be in conformity with program requirements and staff recommended approval of the Quick Response Grant. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to the Horsham Water & Sewer Authority in the amount of $700,000.00. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to the Horsham Water and Sewer Authority in the amount of $700,000.00. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside confirmed next on the agenda was bills and communications. Mr. Gildea-Walker remarked that there was no board meeting in July and that there were a handful of checks lists for consideration. Mr. Whiteside asked for the will of the board regarding the ratification of the July 7, 2025 list of checks. Mr. Panzer motioned to ratify to ratify the list of checks issued on July 7, 2025 in the total amount of $2,262,777.62 for payment of MIRIA operational expenses, funding of MIRIA project costs and disbursement of MIRIA grant monies to Ambler Borough, Horsham Township, Warminster Township Municipal Authority, Horsham Water & Sewer Authority and to the HLRA. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside asked for the will of the board regarding the July 7, 2025 list of checks for the shuttle bus operations. Ms. Conner-Halston moved to ratify the July 7, 2025 list of checks to be paid from the Shuttle Bus Operating Account in the amount of $11,279.36 for June 2025 cost of service. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside asked for the will of the board regarding the July 24, 2025 list of checks. Mr. DeRosa motioned to ratify the list of checks issued on July 24, 2025 in the total amount of $200,000.00 representing the issuance of 1 check payable to Laurel Abstract Company and serving as a good-faith deposit on the acquisition of the property at 401 Norristown Road. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside asked for the will of the board regarding the ratification of the August 1, 2025 list of checks. Mr. DeRosa motioned to approve the August 1, 2025 list of checks to be paid from the MIRIA Operating Account in the amount of $1,613,707.83 to fund MIRIA operating expenses, MIRIA project costs and MIRIA grant disbursements to Horsham Water & Sewer Authority, Horsham Township, North Wales Water Authority and the HLRA. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside 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 $11,805.52 for payment for service for July, 2025. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside remarked that under additional business, there were two (2) resolutions for consideration and invited Mr. Gildea-Walker's comments. Mr. Gildea-Walker confirmed that Resolution #2025 – 4 sought approval to authorize condemnation or for staff to enter into an agreement of sale on priority property #2 for acquisition. He confirmed that in the board package was the December 2024 memo from staff prioritizing several properties for potential acquisition. In past months, the board has authorized appraisals on the two properties discussed, and staff is now looking to earnestly negotiate with the property owners. Mr. Panzer motioned to approve Resolution # 2025 - 4 to approve and authorize condemnation or for staff to enter into an agreement of sale on priority property #2 for acquisition. Mr. DeRosa seconded. Mr. Whiteside confirmed that this was a roll call vote.

Mr. Nesbitt– Aye

Ms. Conner-Hallston - Aye

Mr. DeRosa - Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Motion passed unanimously.

Mr. Whiteside asked for the will of the board regarding Resolution #2025 – 5, which seeks approval authorizing condemnation or staff to enter into an agreement of sale on the property designated as priority property #4 for acquisition. Mr. DeRosa motioned to approve and authorize condemnation or for staff to enter into an agreement of sale on priority property #4 for acquisition. Mr. DeRosa seconded. Mr. Whiteside confirmed that this was a roll call vote.

Mr. Nesbitt– Aye

Ms. Conner-Hallston - Aye

Mr. DeRosa - Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Motion passed unanimously.

Mr. Whiteside asked if there was any additional business. Mr. Gildea-Walker said there was none. Mr. Whiteside confirmed that the next meeting of the board would be on Friday, September 5, 2025 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Whiteside adjourned the meeting at approximately 9:12 am.

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Thomas Panzer, Secretary