

**Military Installation Remediation and
Infrastructure Authority ("MIRIA")
Board Meeting Minutes
September 5, 2025**

In attendance:

BOARD:

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

STAFF:

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

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:00 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 confirmed the next agenda item was for the Executive Directors report and invited Mr. Burns remarks. Mr. Burns asked Mr. Whiteside to share with the board information on the EDC-MOA signed last week. Mr. Whiteside confirmed that last Thursday, August 28th, that the HLRA had officially signed the documents with the Navy whereby the HLRA would be acquiring about 111 acres of the former base property, at the lower-end of the property. Along with that, an REA was signed, which is probably more important than the MOA, as it affords us the legal authority to build roads and install utilities on that property, even before we own it. We will be able to get started with some improvements. Thanks to this board in particular for its efforts and a lot of projects we've undertaken, and we're just about there in concluding an acquisition for the required Horsham Road and Norristown Road intersection improvements. He confirmed it was a very big day for all of us. Mr. Burns thanked Mr. Whiteside for his remarks and asked if there were any questions of him? There were none. Mr. Burns confirmed that at the last board meeting, condemnation resolutions were approved for two (2) properties, identified as priority property #2 and #4, and that discussions with current ownership continue. He confirmed that a resolution was on today's agenda granting the authority to sign documents & attend settlement for the 401 Norristown Road property acquisition. He confirmed closing for the property was scheduled for Monday and that he was excited that negotiations were concluded for the acquisition. He noted the Shelby Apartments which MIRIA has under agreement, that there is

one (1) tenant who refused to vacate their apartment and ownership has begun eviction proceedings through the courts. The owners are hopeful that we'll be in a position to settle the property in October. Mr. Burns confirmed that he has had discussions with the Solicitor regarding the lease between the township and MIRIA, which expires on December 31st. It's hard to believe that MIRIA is actually in its sixth year of operation. So, in the coming months, we should have a lease extension for your consideration and approval. Additionally, we have not in the past considered records disposition resolutions and in the coming months or at the reorg meeting, we would expect to address one. Also, the Department of Revenue has become increasingly controlling regarding confidential tax payor information that we might handle and have on file, and have dictated to us in the past confidentiality agreements, and policies, practices and procedures regarding confidential tax information. Also, between now and the reorg meeting, we should be acting on a resolution that speaks to handling of confidential tax information. How we store it on an encrypted flash drive locked in a fireproof safe; how we do not store it on shared computers, and access to the files are restricted. That is something else we'll be seeing in the coming months. He concluded his remarks and asked if the board had any questions. There were none.

Mr. Stephens confirmed next on the agenda was bills and communications and asked for the will of the board regarding the ratification of the September 5, 2025 list of checks. Mr. Nesbitt motioned to approve the September 5, 2025 list of checks to be paid from the MIRIA Operating Account in the amount of \$1,026,367.99 to fund MIRIA operating expenses, MIRIA project costs and Eight (8) MIRIA grant disbursements to Horsham Township, the HLRA, Horsham Water & Sewer Authority and the Upper Southampton Municipal Authority. Mr. Whiteside 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. Nesbitt motioned to approve the list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$11,213.59 for payment for service for August, 2025. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens remarked that under additional business, there was the resolution that the Executive Director referred to earlier in the meeting. He asked Mr. Burns if he wanted to review that and some of the history there for us? Mr. Burns confirmed that MIRIA had been in conversation with Mark Korman and the ownership group of the property at 401 Norristown Road for several months. He thanks MIRIA solicitor and leadership for the active discussion and the efforts involved in moving the acquisition forward. He confirmed that transfer paperwork had already been signed by Korman's ownership group and were Fed-x'ed to Laural Abstract, the title company, for settlement scheduled on Monday, September 8. He confirmed he was excited with the acquisition as engineering is underway for the Norristown Road extension project, intending to extend Norristown Road through the base to the top of Maple Avenue and Easton

Road and it was evident that a portion of the property was required for the necessary intersection improvements at Horsham Road and Norristown Road. As we looked at the property as a whole, we've internal discussed the prospect of a pedestrian bridge crossing Horsham Road and a small public square on the property. This concept was discussed with Korman and the ownership group of the adjacent Horsham Square Shopping Center, and again, I we're excited to get this acquisition done and would thank all those that were involved. Mr. Stephens interjected to add a little more detail for the board that in addition to the ability to make the road improvements, that Mr. Gildea-Walker mentioned the importance of that parcel for other uses, there's been discussion of a seating area and aa communal gathering place, and the property is expected to serve as a gateway to the base property. This acquisition is going to go a long way in achieving part of the mission there to improve the transportation infrastructure there but also serve to beautify that empty vacant former gas station property that has sat there as an eyesore for many years. Its' great work there in getting this done.

Mr. Stephens asked for the will of the board regarding Resolution #2025 – 6, authorizing attendance at the settlement and authorization to sign documents for the acquisition of the property at 401 Norristown Road. Mr. Whiteside moved to approve Resolution #2025 - 6 authorizing the MIRIA Executive Director or Chairman to attend settlement and to execute such documents as necessary on behalf of MIRIA to affect the purchase and transfer of the property at 401 Norristown Road, Horsham, PA and to fund \$1,800,000.00, representing the unpaid balance of the \$2,000,000.00 purchase price, plus other amounts that are normal and customary settlement costs. Mr. Nesbitt seconded. Mr. Stephens confirmed that this was a roll call vote.

Mr. Spangler-Aye

Mr. Nesbitt– Aye

Ms. Conner-Hallston - Aye

Mr. Whiteside – Aye

Mr. Stephens-Aye

Motion passed unanimously.

Mr. Stephens asked if there was any additional business. Mr. Gildea-Walker reminded the board there would be a ceremonial signing of the EDC-MOA next Friday morning, September 12th at 10:00am in the Horsham Township Community Center, and impressed that it is a huge milestone regarding base redevelopment efforts and hoped the board could attend.

Mr. Stephens confirmed that the next meeting of the board would be on Friday, October 3, 2025 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:11 am.

/S/

Thomas Panzer, Secretary