

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
December 13, 2024**

In attendance:

BOARD:

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

STAFF:

Larry Burns, Executive Director  
William Gildea-Walker, Deputy  
Director

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:01 AM in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens remarked that the board had held an executive session just prior to this meeting, for the purpose of discussing real estate matters.

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 November 1, 2024 meeting minutes. Mr. Whiteside motioned to approve the minutes to the November 3rd board meeting. Mr. DeRosa seconded. Mr. Panzer abstained, the remaining board members were in favor and the motion passed.

Mr. Stephens confirmed the next item on the agenda was the presentations from the grant applicants.

Mr. Stephens asked if anyone here was representing Ambler Borough? Ms. Terry Funk with Gannett Fleming presented for Ambler Borough and she introduced Steve Smallberger, who heads up the water department for the borough. She thanked the board for their support over the years and generally discussed past projects that MIRIA has funded and the new projects and funding need included in their 2024 grant application. She concluded her remarks and asked if the board had any questions. There were none. Mr. Stephens remarked that he was aware the Mary Aversa was soon retiring and that she and Ambler Borough have been a great partner in MIRIA’s efforts and that we wish her the best in her retirement.

Mr. Stephens noted the next applicant was the Horsham Land Redevelopment Authority and invited Mr. Shinton's remarks. Mr. Michael Shinton introduced himself as Executive Director of the HLRA and discussed ongoing surveying of the former NAS-JRB Willow Grove property and engineering and planning efforts regarding the road network contemplated by the approved redevelopment plan. In concert with \$50,000 in grant funding from the Office of Local Defense and Community Cooperation ("OLDCC"), the HLRA application seeks a \$250,000.00 MIRIA grant to support a \$300,000 project cost. Mr. Shinton concluded his remarks and asked if there were any questions. Mr. Nesbitt remarked that it was encouraging that we are actually looking to start putting road through the base. People are getting tired of driving around the base.

Mr. Stephens indicated the next applicant was Horsham Township and invited Mr. Gildea-Walker's remarks. Mr. Gildea-Walker greeted the board and generally discussed the economic development and infrastructure projects in the township's 2024 grant application. The township posted \$2.5 million in local effort, and has applied for a \$12.5 million grant in support of their \$15 million projects in their application. Mr. Walker concluded his remarks and invited questions. Mr. Burns reminder Mr. Walker that the township amended their application to also include the Tournament Drive and Horsham Road to modernize that intersection in aid of the base redevelopment efforts. There were no questions.

Mr. Stephens indicated the next applicant was Horsham Water and Sewer and invited Tina O'Rourke, the business manager of the Horsham Water and Sewer Authority for her presentation. Ms. O'Rourke confirmed that they had submitted a 2024 grant application seeking \$953,394.00 in support of and to continue a number of projects in their application that she generally reviewed them and all the projects support with MIRIA funding. Ms. O'Rourke concluded her remarks and there were no questions.

Mr. Stephens confirmed Upper Southampton Municipal Authority was the next applicant to be heard. Mr. Herb Schoell introduced himself as the former manager for Upper Southampton Municipal Authority and he introduced Ms. Barbara O'Neill as the new manager for the Authority. Mr. Schoell thanked the board for their support and for the opportunity to participate in the MIRIA grant program. Mr. Schoell generally reviewed past remedial projects undertaken with MIRIA grant funding and of the 2024 application seeking grant funding of \$643,855.00 to continue laying new water mains and connection homes with PFAS tainted wells along Davisville Road and Chestnut Road. Mr. Schoell thanked the board for their support of their projects and concluded his remarks. There were no questions.

Mr. Stephens confirmed the next application and presentation was for the Warminster Municipal Authority. Mr. Daulton George introduced himself as the assistant general manager of the authority, and generally reviewed the past projects and efforts supported by MIRIA Grants. Mr.

George went on to review projects included in the authority's 2024 grant application seeking \$875,000.00 to support several projects in their application with a projected total cost of more than \$1,050,00.00. In the context of his remarks, Mr. George introduced Jim Devlin, the new finance director of the authority, and concluded his remarks. There were no questions.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns indicated he'd be brief in his remarks. Mr. Burns confirmed in the board packages that there was a letter from Bob Bender of North Wales Water Authority which described the projects funded by MIRIA over the last 4 cycles. Mr. Burns noted that North Wales did not have a 2024 grant application in for submission, but did want to thank the board for their support and funding over the last several years. Mr. Burns noted that as he discussed in executive session, that we're in-between projects at this time. The West Moreland and Easton Road intersection improvement project is substantially complete and looks great, and the two properties acquired last year on Easton Road are down and demo'ed. We do continue to look for opportunities to acquire property that will support infrastructure in aid of the base redevelopment efforts. He concluded his remarks and offered to answer any questions. There were none.

Mr. Stephens referred to the next agenda item Bills and Communications and asked for the will of the board regarding the approval of the first list of checks. Mr. Nesbitt motioned for approval of the list of checks in the amount of \$1,025,745.29 to fund MIRIA operating expenses, to fund MIRIA project costs and to fund six grant disbursements to Horsham Township, Upper Southampton Municipal Authority and Ambler Borough. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was the approval of the list of checks related to shuttle bus operations and asked for the will of the board. Mr. DeRosa motioned to approve list of checks to be paid from the shuttle bus operating account in the amount of \$10,753.20. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the agenda provided for review and approval of the MIRIA grants, and first under consideration was Ambler Borough. Mr. Panzer moved to approved a MIRIA grant to Ambler Borough in the amount of \$1,305,720.00 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. 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 a MIRIA grant to Horsham Land Redevelopment Authority. Mr. Nesbitt moved to approved a MIRIA grant to the Horsham Land Redevelopment Authority in the amount of \$221,308.48 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further

subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. 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 a MIRIA grant to Horsham Township. Ms. Conner-Hallston moved to approved a MIRIA grant to the Horsham Township in the amount of \$11,065,423.75 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. Mr. DeRosa seconded. Mr. Panzer inquired if it might be appropriate to speak to why most of the grants are slightly less than was applied for. Mr. Stephens agreed and Mr. Burns confirmed that annually as part of our process, we accept local effort with grant applications and this year it was evident that clean water grant requests would be somewhat modest, so Horsham Township was encouraged to put up \$2.5 million in local effort of the total roughly \$3.3 million, preserving as big a pot of funds as we could. The statute that MIRIA operates under does require that we treat all water providers equally. So every year, MIRIA awards grant on a consistent multiplier. Generally, Harrisburg awards us Five times local effort and after MIRIA operating expenses, MIRIA will award grants on a multiplier between 4.2 times and 4.5 times. This year, Ambler Borough, who might have a little bit of a tighter budget, they applied for a grant that was only 4.42617 times their local effort, and their multiplier set the multiplier for the entire group and that is how we derived a total grants figure of \$14.8 million. The balance of funds then remaining, are designated for MIRIA projects, much like GrandMa's Grotto and Adam's Pitstop. Mr. Panzer thanked Mr. Burns for his remarks. Mr. Stephens continued and all were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA grant to Horsham Water & Sewer Authority. Mr. Nesbitt moved to approved a MIRIA grant to the Horsham Water & Sewer Authority in the amount of \$864,315.82 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. Mr. DeRosa seconded. Mr. Stephens continued and all were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA Grant to the Upper Southampton Municipal Authority. Mr. Panzer moved to approved a MIRIA grant to the Upper Southampton Municipal Authority in the amount of \$569,962.27 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. 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 a MIRIA grant to the Warminster Municipal Authority. Mr. DeRosa moved to approved a MIRIA grant to the Warminster Municipal Authority in the amount of \$774,579.66 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated of budgeted prior to January 1, 2025. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens indicated the next item under new business on the agenda was consideration of Resolution #2024-07 and the approval of the 2025 MIRIA Budgets and asked for the will of the board? Ms. Conner Halston moved to approve Resolution#2024-7 and the approval of the 2025 MIRIA Budgets as submitted. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. Nesbitt - Aye  
Mr. Conner-Hallston– Aye  
Ms. DeRosa - Aye  
Mr. Panzer – Aye  
Mr. Whiteside – Aye  
Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens indicated the next item on the agenda was consideration of Resolution #2024-8 and asked for the will of the board? Mr. DeRosa motioned to approve Resolution #2024-8 which designates and budgets \$1,604,206.40 for economic development and infrastructure projects in accordance with PA 2019 Act 101. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. Nesbitt – Aye  
Ms. Conner-Hallston  
Mr. DeRosa – Aye  
Mr. Panzer – Aye  
Mr. Whiteside – Aye  
Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens noted there was one additional piece of additional business where staff was seeking authorization of an appraisal? Mr. Burns confirmed that unexpectedly, staff had gained ground on priority property #2 discussed in executive session and would like to move ahead and order an appraisal on the property from Indian Valley Appraiser with an expected cost between three and four thousand dollars. Mr. Stephens asked for the will of the board and Mr. Nesbitt motioned to approve and authorize the staff to order the appraisal. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed the date of the next MIRIA board meeting is being rescheduled to January 10, 2025 at 9am here in the Horsham Township Municipal Complex.

Mr. Stephens wished everyone a happy and safe new year.

With no other business, Mr. Stephens adjourned the meeting at approximately 10:03 am.

/s/

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Thomas Panzer, Secretary