

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
August 2, 2024**

In attendance:

BOARD:

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

STAFF:

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

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

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

Mr. Panzer noted that just prior to this meeting, that an Executive Session of the Board had taken place to discuss real estate matters.

Mr. Panzer asked for the will of the board regarding the June 7th, 2024 meeting minutes. Ms. Conner-Hallston motioned to approve the minutes to the June 7th board meeting. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Panzer noted the next agenda item was for the Executive Directors report. Mr. Burns reminded the board that the last meeting was back in June and we do not hold July meetings and that a lot was accomplished in the last 60 days. The properties at 248 and 258 Easton Road were acquired days before the June meeting, and in the interim, a hazmat survey was completed on both properties and asbestos was removed from both properties. Quotes are in hand for tree removal at 248 Easton Road as there are a number of substantial trees that need to be removed before demo could occur. Peco was at 248 Easton yesterday and terminated service and removed the electric meter. They will do the same at 258 Easton Road on Monday, August 5<sup>th</sup>. We are moving ahead in the process to prep the properties for demolition.

On other projects, Mr. Burns stated that the West Moreland Avenue project is moving along, though Peco has not yet removed and relocated several poles. Mr. Burns had talked to our

engineer a week or so back and they indicated that the project should meet the August 15<sup>th</sup> deadline and paving has started on both sides of Easton Road. Mr. Burns noted he had a call into the engineer for an update. Mr. Burns concluded his remarks and asked if there were any questions. There were none.

Mr. Panzer noted the next agenda item was bills and communications. Mr. Panzer asked Mr. Burns if there was anything unusual that required comment? Mr. Burns remarked that a good portion of the \$1.56 million check list was grant disbursements, and that he was pleased to see Ambler draw down project funds from cycles 2021, 2022 and 2023. In addition, as we do every July, MIRIA reimburses the township for payroll and benefits cost for the previous quarter, and those are checks #1532 and #1533. There was also cost related to Gilmore's inspections for the West Moreland Avenue project. Other than that, the check listing includes general operating expenses. Mr. Panzer asked for the will of the board regarding the ratification of the July 9, 2024 list of checks. Mr. DeRosa motioned to ratify the list of checks issued on July 9, 2024 in the total amount of \$1,560,418.60 for payment of MIRIA operational expenses, funding of MIRIA project costs and disbursement of MIRIA grant monies to Upper Southampton Municipal Authority, Horsham Township and Ambler Borough. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously. Mr. Panzer noted the next item was ratification of the shuttle bus check, and asked for Mr. Burns' comments. Mr. Burns confirmed that monthly, MIRIA acts as a flow-through for payment of the shuttle bus. He confirmed that the township and the MIRIA board had envisioned MIRIA undertaking bus transportation efforts for the base property as an economic development effort in the future, and given that, was it was agreed MIRIA would contract for the business park bus and enter into a reimbursement agreement with the township for all costs related to the bus. That amount on the July 9<sup>th</sup> check run was \$9,933.80 for the bus costs for the month of June. Mr. Panzer asked for the will of the board regarding the ratification of the July 9, 2024 list of checks related to the shuttle bus operating account. Mr. DeRosa motioned to ratify the July 9, 2024 list of checks to be paid from the Shuttle Bus Operating Account in the amount of \$9,933.80. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously.

Mr. Panzer confirmed the next item was the August 2<sup>nd</sup> list of checks and invited Mr. Burns input. Mr. Burns indicated the list includes normal monthly operating expenses and checks out of the ordinary included Spark Industries #1548 for top soil costs of 100 Easton Road. That work was done 90 days ago and it took a few months for Public Works to get the invoice to us for payment. The list also includes monies to Gilmore & Associates for ongoing inspections and project management related to the West Moreland project as well as costs related to surveys of the properties at 248 and 258 Easton Road which is standard procedure for the acquisition of property by a township authority. The survey will also help with the tree removal effort at 248 Easton, confirming which trees are on our property as opposed to neighboring properties. Mr. Panzer observed that a large portion of the funds were for grant disbursements, and Mr. Burns acknowledged that yes, that was the case. Mr. Panzer asked for the will of the board regarding

the approval of the August 2, 2024 list of checks. Ms. Halston motioned to approve the August 2, 2024 list of checks to be paid from the MIRIA Operating Account in the amount of \$278,057.88 to fund MIRIA operating expenses, MIRIA project costs and MIRIA grants disbursements to North Wales Water Authority, Horsham Township and Upper Southampton Municipal Authority. Mr. DeRosa seconded. All were in favor and the motion passed unanimously. Mr. Panzer confirmed the next item was an August 2<sup>nd</sup> list of checks from the shuttle bus operating account, and asked Mr. Burns if the same explanation applied as to the ratified shuttle bus list of checks? Mr. Burns confirmed yes, that was the case though the amount each month changes depending on the actual number of service days in the month. Mr. Panzer asked for the will of the board regarding the approval of the August 2, 2024 list of checks related to the shuttle bus operating account. Mr. DeRosa motioned to approve the August 2, 2024 list of checks to be paid from the Shuttle Bus Operating Account in the amount of \$10,772.40 for July 2024 cost of service. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously.

Mr. Panzer asked if there were any additional communication? Mr. Burns confirmed in the package was a thank you letter from College Settlement. When the hazmat team surveyed 248 Easton Road, they noted a refrigerator on site that would require special handling and add costs for its' removal. Instead, we called around to local non-profits in the township, and we donated the refrigerator, a stove and a washer and dryer. We still have an under-counter microwave oven to dispose of or donate. In addition, our Public Works Department helped us with the disposal of waste oil that was in containers on the property that resolved any remaining hazmat issues.

Mr. Panzer asked if there was any additional business. There was none. He also acknowledged Kelly Eberle as acting solicitor, and asked if she had any comments for today's meeting. She had no comments for the meeting but indicated she was pleased to be in attendance.

Mr. Panzer noted the next meeting of the board would be on Friday, September 6, 2024 at 9:00 am here in the Horsham Township Building.

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

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Thomas Panzer, Secretary