

**Military Installation Remediation and
Infrastructure Authority ("MIRIA")
Board Meeting Minutes
May 2, 2025**

In attendance:

BOARD:

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

STAFF:

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

Mr. Whiteside opened the meeting with a Pledge of Allegiance at 9:02 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 April 4, 2025 meeting minutes. Mr. DeRosa motioned to approve the minutes to the April 4th board meeting. Mr. Whiteside 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. Burns remarks. Mr. Burns confirmed that MIRIA is headed into its 2025 cycle as MIRIA Grant applications and local effort contributions are due May 15th. There is a Resolution today, 2025-2 under consideration to authorize staff to certify local effort funding to Harrisburg. The actual amount of local effort will help determine the amount of the potential MIRP funding for the cycle. Additionally, there's also Resolution 2025-3 for consideration, which authorizes the MIRIA's Chairman or Executive Director to attend settlement for the purchase of the property at 124 Easton Road. The board will recall that 124 Easton Road has been on the priority list of properties for acquisition for two or three years. As of last December of 2024, it was listed as number three on the list he was pleased the acquisition could be brought to a resolution. A Phase 1 environmental study is underway and based on the nature of the property, we do not expect any real issues. Assuming the Phase 1 comes in fine, there are nine tenants that will need to be relocated. Once that is done, we will be ready to close.

On other matters, Mr. Burns noted he had one grant application in hand from the North Wales Water Authority and we are expecting eight grant application submissions for the 2025 cycle. He acknowledged that over the authority's five-year life, MIRP awards have ranged from a high of \$21.2 million two years ago, to a low of \$15.4 million our initial year, with an average award of about \$17.7 million. That sets the range of expectations for this 2025 cycle. He concluded with his comments and asked if the board had any questions? Ms. Conner-Hallston asked which property is the 124 Easton property? Mr. Burns confirmed it was the 9-unit Shelby Apartments just adjacent to the Adam's Pit Stop property. Mr. Burns noted that the Adam's Pit Stop property was acquired with the intention of using it as part of the Blair Mill Road widening project, Phase 3. By adding the Shelby property, it should provide an additional merge lane for North bound turns from Blair Mill Road onto Easton Road. Ms. Conner Hallston asked who is responsible to execute on the move of the tenants? Mr. Burns responded that MIRIA only buys emptied properties and the terms of the agreement of sale requires the seller to be responsible to move the tenants. Ms. Conner-Hallston remarked that she thought they housed some homeless Veterans at the property. Mr. Burns confirmed that the sellers we're very challenged in dealing with this whole situation. Mr. Burns reiterated that MIRIA is not a landlord. Once the owner is successful emptying the property, settlement could be concluded after he would walk the property, confirm there were no remaining tenants, have a locksmith re-key all the locks and secure the property. Ms. Conner-Hallston asked if that would delay MIRIA's purchase of the property? Mr. Burns confirmed the agreement of sale allows for a transfer of the property up to December 31st to provide the sellers flexibility in addressing the needs of their tenants. Mr. Burns confirmed to the sellers that upon a satisfactory review of a clean Phase 1, that MIRIA was prepared to settle the property depending on their own priorities.

Mr. Whiteside indicated the next item on the agenda was the ratification of a check for the deposit. Mr. DeRosa moved to ratify the list of checks dated April 15, 2025 in the amount of \$126,000.00 representing 1 check, number 1701 issued to Laurel Abstract Company and representing an earnest money deposit for the acquisition of the property at 124 Easton Road, Horsham, PA. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside indicated that MIRIA had to pay the bills and asked for the will of the board regarding the approval of the list of checks. Mr. Panzer motioned for approval of the list of checks in the amount of \$1,612,558.89 to fund MIRIA operating expenses, MIRIA project costs and to fund nine (9) MIRIA grant disbursements to the HLRA, Horsham Township, Horsham Water and Sewer Authority, Ambler Borough and the North Wales Water Authority. Mr. DeRosa 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. Ms. Conner-Hallston motioned to approve the list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$11,673.98 for payment for service for April, 2025. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside indicated the next item under new business on the agenda was consideration of Resolution #2025-02 authorizing MIRIA staff to certify local effort funds to the PA Department of Revenue for the 2025 MIRIA Program. Mr. DeRosa motioned to approve Resolution #2025 - 2 authorizing MIRIA staff to certify Local Effort funds available to the PA Department of Revenue for the 2025 Military Installation Remediation program. Mr. Whiteside asked Mr. Burns if he had any additional comments on that before we vote. Mr. Burns answered no I don't. Mr. Panzer seconded. Mr. Whiteside confirmed it was a roll-call vote.

Ms. Conner-Hallston– Aye
Mr. Spangler - Aye
Ms. DeRosa - Aye
Mr. Panzer – Aye
Mr. Whiteside – Aye

Motion passed unanimously.

Mr. Whiteside confirmed the board also needed to consider Resolution 2025-3 authorizing to approve Resolution #2025 - 2 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 124 Easton Road, Horsham, PA and to fund \$1,134,000.00, representing the unpaid balance of the \$1,260,000.00 purchase price, plus other amounts that are normal and customary settlement costs. Mr. Panzer motioned to approve Resolution #2025 - 3 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 124 Easton Road, Horsham, PA and to fund \$1,134,000.00, representing the unpaid balance of the \$1,260,000.00 purchase price, plus other amounts that are normal and customary settlement costs. Mr. DeRosa Seconded. Mr. Whiteside confirmed it was a roll-call vote.

Ms. Conner-Hallston– Aye
Mr. Spangler - Aye
Ms. DeRosa - Aye
Mr. Panzer – Aye
Mr. Whiteside – Aye

Motion passed unanimously.

Mr. Whiteside confirmed that the next meeting of the board would be on Friday, June 6, 2025 at 9:00 am here in the Horsham Township Building.

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

/S/

Thomas Panzer, Secretary