

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
August 5, 2022**

In attendance:

BOARD:

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

STAFF:

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

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

Mr. Stephens confirmed that prior to the board meeting, that a brief Executive Session was held to discuss real estate. He then 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 July 1, 2022 meeting minutes. Mr. Whiteside motioned to approve the minutes of the July 1st, 2022 board meeting. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens invited Mr. Burns to make his Executive Directors report. Mr. Burns confirmed that July 1st marked the opening of the MIRIA Zone compliance window, and that he has been in contact with our compliance consultant Deana Zosky of FourScore LLC and that her office is active in assisting parcel owners and businesses in their reporting efforts. Deana is expected to be in Horsham next week making direct, in-person contact with many of businesses and parcel owners. He confirmed that Deana has indicated that she expects the compliance percentage to fall this cycle, as sub-contractors on residential construction projects, like the Toll Brothers development at the former Limekiln Golf Club, are very often more difficult to rely on for their zone compliance. Mr. Burns indicated that in the coming months he will be curious to see how impactful these sub-contractors are on overall program compliance.

Mr. Burns confirmed that Gilmore and Associates surveyed the GrandMa's Grotto property at 986 Easton Road and that he expected a final survey package today or on Monday August 8th. Once in hand, we can move the PennDOT application along regarding the proposed intersection improvement and traffic light project at the intersection of West Moreland and Easton Road, and share the materials with the Navy in furtherance of that project and on siting equipment on Navy property and affording Tinius Olsen access to their property through the intersection. With that, he concluded his remarks and asked if there were any questions? Mr. Whiteside asked if the Navy approval seemed to be moving forward? Mr. Burns confirmed that yes it was, as he had originally provided the Navy with a draft rendering of the easement area and solicited their input and comments. Their changes, which provided a slight smaller easement area and provided clearance between a fence and a building, was incorporated into the survey and the revised design of the easement area. With that, Mr. Burns indicated he didn't see any issue with getting their approval in the next 90 days. Mr. Stephens asked if we were still on track to get a signal installed at that intersection? Mr. Burns indicated our engineers believe we should be able to bid the project in the spring next year, with construction to occur late summer and into the fall and that we still appear to be tracking in that manner. There were no additional questions.

Mr. Stephens noted the next agenda item was the approval of the list of checks. Mr. Nesbitt motioned for approval of the list of checks in the amount of \$709,970.02 to fund MIRIA operational and other expenses, MIRIA project costs and to fund \$501,845.75 to the Upper Southampton Municipal Authority on their 2021 Grant and \$198,579.42 to Horsham Township on their 2020 Grant. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed that moving on to new business, there was consideration of MIRIA Resolution #2022-5 authorizing condemnation of the property at 100 Easton Road, Horsham, PA or for staff to enter into an agreement of sale on the property. He asked Mr. Burns for comments and confirmed the property in question was the Adam's Pit Stop property. Mr. Burns acknowledged that this is the first time the property has been discussed and identified in a public meeting and that it has from time to time been referenced as priority property #1, as it was stated and named in the December 2021 Executive Session. The property is one that MIRIA staff have looked at for acquisition for some time, for road improvements to that intersection. It has been on Horsham Township's radar for over a decade. He commented that this property is a significant acquisition given the township's Blair Mill Road widening project. He hoped in the coming weeks to meet with the current ownership, being National Capital Management, the former mortgage holder on the property, and negotiate a satisfactory agreement of sale. Mr. Stephens indicated he wanted to make a couple of points regarding the property. He felt the property is incredibly important to the township and for those in the surrounding areas for several reasons. The property is a gateway to Horsham Township. Those coming off the turnpike, heading toward the Willow Grove Naval Air Station and the eventual destinations that will exist there, obviously go right through this intersection at Blair Mill Road and Route 611. It is important that that be a welcoming area of the township. Even more importantly, the traffic improvements that the

township has undertaken in recent years, shutting off that New Road spur at that intersection, reducing it from five legs to four legs, and all the improvements that the township is making on Blair Mill Road really indicates how important that area is for traffic improvement, traffic flow and to address congestion. Acquiring this property would allow for a right turn lane on Blair Mill Road to go northbound on Route 611 towards the base, which is important as the economic development component of our authority. For all those reasons, it is an important property and I certainly support moving forward with the acquisition, or the attempted acquisition, for those improvements, for traffic, esthetics and economic development purposes. Mr. Stephens asked if anyone else had any additional questions or statements from members of the board? Hearing none, Mr. Whiteside moved to approve resolution #2022-5 to approve and authorize condemnation on 100 Easton Road, Horsham, PA or for staff to enter into an agreement of sale on the property. Mr. Nesbitt seconded.

Mr. Burns confirmed it was a roll-call vote.

Mr. Nesbitt - Aye

Mr. DeRosa – Aye

Ms. Conner-Hallston-Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens confirmed the next item of business was review and submission of MIRIA Quick Response Grants. He noted that annually around this time, 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. Without these grants our only grant awards would be in December, and it is important to continue this practice in allowing our water providers to seek funding for projects that may come up during the year or could be started before that December grant deadline arrives. He asked Mr. Burns if he'd like to review or highlight the details of the quick response grants we received?

Mr. Burns confirmed that Ambler Borough has applied for a MIRIA grant of \$1,215,000 in support of total project costs of \$1.485 million. The projects include a variety of uses that meet the criteria of our guidelines, which address water remediation. They have applied for a \$150,000 Quick Response Grant so they may jump-start some of those efforts, ahead of our December grant awards, and staff recommends approval. Mr. Stephens noted to add some further detail, that his understanding is that some of these funds would be used for construction of a new interconnect with North Wales Water Authority, and to fund costs related to Granulated Activated Carbon ("GAC") remediation systems that will serve multiple PFAS impacted township

owned wells, and carbon change out costs? Mr. Burns confirmed that that was correct. Mr. Stephens asked if there were any other questions regarding the Ambler application? Mr. Panzer motioned to approve a MIRIA Quick Response Grant to Ambler Borough in the amount of \$150,000.00. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens invited Mr. Burns to discuss the second application, to Horsham Township. Mr. Burns confirmed that Horsham Township has applied for a MIRIA Grant of \$5 million in support of a total \$12 million intersection improvement project at Horsham Road and Limekiln Pike. As part of that, they have requested a \$1 million Quick Response Grant to accelerate funding available for the project. Staff has reviewed the application and find it consistent with our guidelines and recommend approval. Mr. Nesbitt motioned to approve a MIRIA Quick Response Grant to Horsham Township in the amount of \$1,000,000. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed the next application was for the Horsham Water and Sewer Authority and invited Mr. Burns remarks. Mr. Burns noted that Horsham Water and Sewer Authority has two applications for Quick Response Grants. The first one is a request for economic development support in the form of an \$84,500 Quick Response Grant to accelerate funding for a waste water capacity study, an OPC fit-out study for train #3 at their Park Creek Sewer Plant and to support the authority's funding obligation for the relocation of utilities in connection with the Blair Mill Road Widening Project, Phase 2. The MIRIA Grant request to further support those projects is for \$338,000 on an aggregate project cost estimated at \$422,500.00. Mr. DeRosa Seconded. All were in favor and the motion passed unanimously.

Mr. Stephens invited Mr. Burns to discuss the second Horsham Water and Sewer Authority application. Mr. Burns confirmed that Horsham Water and Sewer Authority as applied for a \$224,790. MIRIA Quick Response Grant to accelerate available funding for the 2022 maintenance and operation costs related to township GAC units, and to fund a study and capital upgrades required and caused by PFAS contamination at the authority's well #22. Horsham Water & Sewer Authority has also applied for a \$1,011,555.00 MIRIA Grant in support of the noted projects, which have a total project cost estimated at \$1,236,345.00. Mr. Stephens asked if there were any questions. There were none. Mr. Nesbitt motioned to approve a MIRIA Quick Response Grant to the Horsham Water and Sewer Authority in the amount of \$224,790.00. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next application was for North Wales Water Authority and invited Mr. Burns comments. Mr. Burns confirmed that North Wales Water Authority applied for an \$860,000.00 MIRIA Quick Response Grant, to accelerate funding for projects including construction of two (2) GAC units in Warrington Township, to fund well testing costs, and to fund new mains and water connection for PFAS impacted private well owners. North Wales Water Authority has also applied for a \$3,870,000 MIRIA Grant in support of those projects, which have

a combined project cost of approximately \$4,730,000.00. Mr. Stephens remarked that continues the next phase of PFAS remediation for private well owners who may not have been connected to the public water system, which is at a non-detect level, and has been for some time now. Those connections allow private well access to non-detect public water? Mr. Burns confirmed that that was correct, and also noted that with Quick Response Grants, they are available to provide accelerated funding of one or several projects, at the applicant's discretion. It allows them to execute on projects more quickly than the December/January timeframe. Mr. Panzer motioned to approve a MIRIA Quick Response Grant to the North Wales Water Authority in the amount of \$860,000.00. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously.

Mr. Stephens indicated the next application was for Warminster Municipal Authority and invited Mr. Burns' comments. Mr. Burns confirmed that Warminster Municipal Authority applied for a \$1,000,000.00 MIRIA Quick Response Grant, to accelerate available funding available for new mains and connections to PFAS impacted private wells, reimbursement of the cost of caustic soda purchases that were necessitated as a result of PFAS contamination, and for the issuance of rebates to their customers for the additional costs of purchased water. Mr. Stephens noted that this seemed fairly consistent with much of these funds have been used for, reimbursing customers for the expenses they paid and for connecting private well owners. He asked if there were any questions. There were none. Mr. DeRosa motioned to approve a MIRIA Quick Response Grant to the Warminster Municipal Authority in the amount of \$1,000,000. Mr. Panzer seconded. All were in favor and the motion passed unanimously.

Mr. Burns confirmed that today award letters would be issued to each of the applicants. Those letters are required to be signed and returned, and then our solicitor will prepare a grant agreement for each grant. Once that grant agreement is signed, we've opened a new Grant and Escrow account and those funds will then be transferred into it.

Mr. Stephens inquired whether there was any additional new business to be considered? There was none.

With no other business, Mr. Stephens reminded the next MIRIA board meeting was scheduled for Friday September 2nd at 9:00am here at the Horsham Township building. He then adjourned the meeting at approximately 9:18 am.

/S/

Thomas Panzer, Secretary