



Military Installation Remediation  
and Infrastructure Authority

# 2024 ANNUAL REPORT

The Military Installation Remediation and Infrastructure Authority (“MIRIA”) is a municipal authority formed by Horsham Township to provide dedicated funding for clean water initiatives in and around Horsham Township and to fund economic development and infrastructure projects in connection with the NAS-JRB Willow Grove Redevelopment efforts. This report memorializes the progress of MIRIA to meet its goals and objectives. MIRIA, in its fifth year of 2024, was awarded more than \$16,720,225.00 in state funding and in-turn awarded \$14,801,390.98 in grants to local municipalities and water providers to reimburse customers for PFAS surcharges and to fund various local clean water and infrastructure projects.



## ***A message from MIRIA Chair Todd Stephens***

2024 marked MIRIA's 5th cycle and represented an interesting challenge. Every year, MIRIA staff queries potential applicants regarding their intended applications well before the May 15th application submission date. Most water providers had many, many water remediation projects in the works and under construction that were being funded by previous cycle grants, and it became apparent that grant requests and local effort from them would moderate in this cycle. North Wales Water Authority chose not to submit a grant application and the 4 other water provider applicants only applied for a total of less than \$3.8 million in grants and intended to post only \$794,045 in local effort. As Military Installation Remediation Program ("MIRP") Awards from Harrisburg have over the last 5 years averaged more than \$17 million, the program would have been substantially under-subscribed. In an attempt to optimize the 2024 cycle results, Horsham Township was encouraged to participate in a more substantial way than in past years, and posted local effort of \$2.5 million against a grant request of \$12.5 million to fund a variety of infrastructure and economic development projects. As a result, MIRP funding totaled \$16,720,225.00 in the 2024 cycle, though still short of the maximum \$20,2450,000 that could have been realized.



In 2025, the 6th and current year, MIRIA's challenge was quite the opposite. Staff in March of 2025 again queried potential applicants of their intentions. Northampton Bucks County Municipal Authority would represent a new applicant in the pool, and with our normal grant participants, the 2025 program appeared that it might be over-subscribed with grant applications expected to exceed \$31 million, well in excess of MIRP historical awards. To manage the program to optimize local effort and 2025 awards, grant applications were limited to a maximum grant amount of \$3.5 million. Five of eight applications for 2025 were at the \$3.5 million figure, and total applications for the cycle were managed to \$19,784,240.00, an amount much more in-line with historical MIRP awards. As with all cycles, any projects or funding not supported in the 2025 cycle may be resubmitted for consideration in future grant cycles.

I remain extremely proud that the MIRP has been a hugely successful program, generating \$85.2 million in funding over the first 5 years, and affording our local communities a little more than \$84 million in grant and designating funding for PFAS remedial costs, customer rebates, the connection of homes with tainted wells to public water, and economic development and infrastructure investments to aid in the redevelopment of the former NAS-JRB Willow Grove property.

*Todd Stephens*

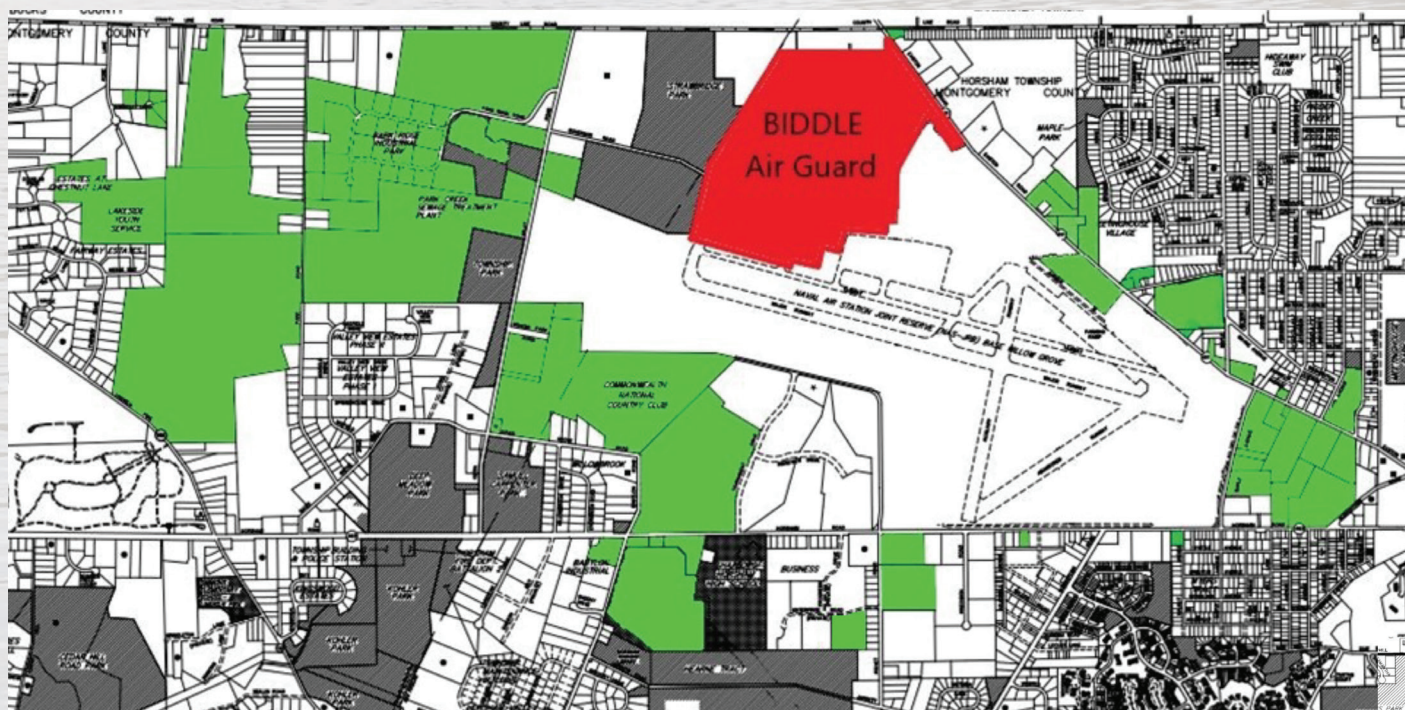


The Military Installation Remediation and Infrastructure Authority, or “MIRIA”, is a municipal authority formed by Horsham Township under PA Act 101 of 2019. Act 101 was introduced by State Representative Todd Stephens and signed into law by Governor Wolf on November 27, 2019. Act 101 allows state taxes generated on specific parcels in Horsham Township to be directed to MIRIA to assist in reimbursement of the cost of remediating PFAS contamination associated with military installations. In addition, Act 101 also provides a mechanism to fund economic development and infrastructure projects in and around the former NAS-JRB Willow Grove property.

Act 101 of 2019, by statute, provides specific parcels in Horsham Township that may be part of the zone where PA State Tax Revenue generated on those parcels to be made available to MIRIA.

We all do! Everyone in proximity to the former base, whether it be local governments, local municipal water providers, ratepayers, residents, businesses and their employees benefit. The funding mechanism provided by the MIRIA reimburses us all for remediation costs and helps defray remediation systems costs today and into the future. Beyond water remediation costs, MIRIA also provides a dedicated funding source for economic development and infrastructure projects in and around Horsham Township.

- 1) 13 parcels or about 870 acres that were part of the former NAS-JRB Willow Grove base property.
- 2) 31 parcels encompassing about 836 acres where development rights were restricted as a result of their proximity to NAS-JRB Willow Grove.
- 3) Up to 100 acres in Horsham Township that are designated by the MIRIA. Designated parcels may be underutilized or undervalued parcels that may be in close proximity to the NAS-JRB Willow Grove base property or in other areas of Horsham Township where revitalization may be warranted. In total, the MIRIA zone consists of 65 parcels and 1,806 acres in Horsham Township.





## ***The MIRIA Board***

PA Act 101 of 2019 provided for a seven-member board of directors.



(From left to right), Thomas Panzer, Secretary, Anthony Spangler, Scott DeRosa, Treasurer, Todd Stephens, Chair, Tara Conner-Hallston, William Whiteside, Vice Chair, and Gregory Nesbitt

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## ***The MIRIA Staff***



Larry Burns (left) is Horsham Township's Director of Community and Economic Development was appointed by the board as the MIRIA Executive Director. William Gildea-Walker (center) is the Horsham Township Manager and serves as Deputy Director of MIRIA. Mary Eberle, Esquire (right) of the law firm of Grim, Biehn & Thatcher, P.C., serves as solicitor for MIRIA.



## ***The MIRIA Compliance Consultant: Deana Zosky and FourScore, LLC***



In May of 2020, the MIRIA Board authorized the engagement of a compliance consultant, a firm that would help MIRIA parcel and business owners comply with PA Act 101 of 2019 by helping them assemble the necessary information and advise them how to file it on a PA Department of Revenue secure website. Deana Zosky and her firm, FourScore LLC, were selected and were instrumental in our success. Deana is a licensed CPA and has served in similar roles for the Allentown Neighborhood Improvement Zone and the Lancaster City Revitalization and Improvement Zone for several years. Her extensive knowledge of similar PA Department of Revenue programs helped MIRIA engage

zone parcel owners and businesses in our initial year, in a COVID-19 complicated cycle, and achieved an amazing 94% compliance rate. In MIRIA's subsequent cycles, Deana and her team have continued to produce consistent compliance rates in the mid to high 90 percent range.

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### **Thank you to Horsham businesses for your support.**

Our thanks and gratitude once again to the MIRIA Zone parcel owners and businesses for their compliance with our program and their efforts to file on our behalf the required information with the PA Department of Revenue!

***2024 Cycle MIRIA Clean Water Corporate Partners***

# ***Thank You!***



## PA State Funding and MIRIA Grant Awards

Annually, available PA State funding is the **LESSER** of Local Effort x 500% or the actual PA State Taxes collected and reported (excluding gasoline and cigarette tax) from MIRIA parcels and businesses.

	<u>2020, Cycle 1</u>	<u>2021, Cycle 2</u>	<u>2022, Cycle 3</u>	<u>2023, Cycle 4</u>	<u>2024, Cycle 5</u>
<b>PA State Funding Awarded:</b>	<b>\$15,473,533</b>	<b>\$15,803,371</b>	<b>\$16,057,182</b>	<b>\$21,159,415</b>	<b>\$16,720,225</b>
MIRIA Operating Expenses	\$166,445	\$213,970	\$210,950	\$265,388	\$314,709
Net Funding	\$15,307,088	\$15,589,401	\$15,846,232	\$20,894,027	\$16,405,516
<b>Grants Awarded:</b>					
Ambler Borough	\$405,000	\$1,125,000	\$1,134,000	\$3,525,000	\$1,305,720
Horsham Water and Sewer Authority	\$6,448,126	\$3,375,000	\$1,299,018	\$654,220	\$864,316
North Wales Water Authority	\$3,342,111	\$1,936,442	\$3,612,000	\$4,410,746	
Upper Southampton Municipal Authority		\$586,591	\$591,276	\$658,136	\$569,962
Warminster Municipal Authority	\$2,250,000	\$5,400,000	\$4,200,000	\$3,034,917	\$774,580
Horsham Township	\$1,800,000	\$1,800,000	\$4,200,000	\$6,744,260	\$11,065,424
Horsham Land Redevelopment Authority					\$221,308
<b>Total Grants Awarded:</b>	<b>\$14,245,237</b>	<b>\$14,223,033</b>	<b>\$15,036,294</b>	<b>\$19,027,278</b>	<b>\$14,801,310</b>
MIRIA Budgeted and Designated Projects:	\$1,061,851	\$1,366,368	\$809,938	\$1,866,748	\$1,604,206



## **Projects undertaken with MIRIA support:**

At the December 2024 Board meeting of the Military Installation Remediation and Infrastructure Authority (“MIRIA”) it was announced that the Military Installation Remediation Program afforded state funding to MIRIA of \$16,720,225.00 for the 2024-2025 cycle. With this funding, the MIRA Board approved MIRIA Municipal and Municipal Authority Grants totaling \$14,801,309.98 and awarded them as follows:

### **Ambler Borough**

Ambler Borough was approved for a \$1,305,720.00 MIRIA Grant to fund:

- engineering & construction for a required interconnection with North Wales Water Authority to provide supplemental supply to Ambler sources impacted by PFAS
- additional design and construction of a treatment system for well #4 to address total dissolved solids and PFAS,
- design of a PFAS treatment system and related treatment and infrastructure improvements required at Ambler’s Whitemarsh Water Treatment Plant, 4) carbon replacement at Ambler’s Whitemarsh Water Treatment Plant during design & construction of a new expanded treatment facility, and
- quarterly PFAS sampling of all sources and storage tanks in the Ambler system.



Ambler’s Local Effort funding for the projects total \$295,000.00 on total projected project costs of more than \$1,600,720.00.

### **Horsham Water & Sewer Authority (“HWSA”)**

was approved a \$864.315.82 MIRIA Grant for PFAS remedial projects, including funding:

- Surcharge related Operation and Maintenance expenses
- Main extensions and house connections for PFAS impacted wells
- various PFAS treatment systems
- other O&M costs related to PFAS
- water & sewer capacity needs evaluations as detailed in the application
- utility relocation costs associated with the Blair Mill widening and Horsham & Limekiln projects, and
- other costs associated with meeting capacity needs to serve the NAS-JRB Willow Grove property redevelopment.

HWSA’s Local Effort funding for the projects totals \$195,274.00 on total projected project costs exceeding \$1,059,589.82.



## Projects undertaken with MIRIA support (continued):

### Warminster Municipal Authority (“WMA”)

was awarded a \$774,579.27 MIRIA Grant to fund the following projects:

- issue rebates to customers for additional costs of purchasing PFAS free water
- fund Caustic Soda costs necessitated by PFAS contamination
- installation of water mains and the house connections for PFAS impacted private well owners, and
- other costs related to PFAS remedial systems as detailed in the grant application



WMA's Local Effort funding for these projects totals \$175,000.00 on total projected project costs exceeding \$949,579.27.

### Upper Southampton Municipal Authority (“USMA”)

was approved for a \$569,962.27 MIRIA Grant to install water mains and make house connections for PFAS impacted wells along Davisville Road and Chestnut Drive.

USMA's Local Effort funding was \$128,771.00 on total projected project costs exceeding \$698,733.27.





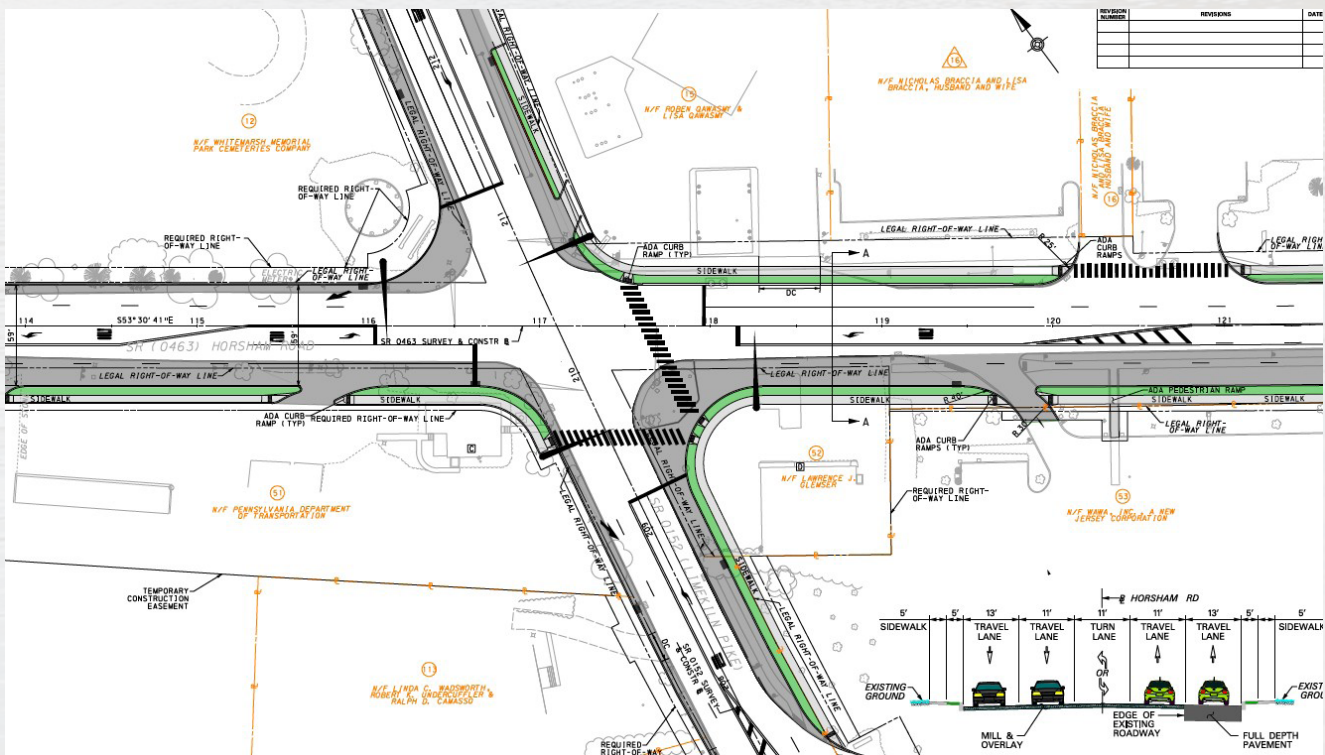
### Projects undertaken with MIRIA support (continued):

## Horsham Township

was awarded a MIRIA Grant of \$11,065,423.75 available for funding of the following projects:

- the Horsham and Limekiln Pike intersection improvement project
- engineering and other costs related to a Norristown Road Extension from Horsham Road to Easton Road,
- the cost of a landscape architect/design firm to conceptualize and plan improvements to 100 Easton Road and/or 259 Dresher Road,
- to fund construction and other costs related to the Blair Mill Road widening project, Phase 3,
- to fund construction and other costs related to the Horsham Road bridge replacement project,
- to fund costs related to the Route 611 Future Vision Plan,
- acquisition of property for future qualifying road infrastructure improvement projects,
- to fund an initial economic development program fund to create a business attraction incentive plan, and
- design, engineering, construction and other costs pertaining to the Horsham Road and Tournament Drive traffic signal modernization and upgrade project.

Horsham Township's Local Effort funding was \$2,500,000.00 on total projected project costs exceeding \$13,565,423.75.





## Projects undertaken with MIRIA support (continued):

### Horsham Land Redevelopment Authority ("HLRA")

was approved for a \$221,308.48 MIRIA Grant in support of funding a drone enabled topographical survey of the former NAS-JRB Willow Grove property and the conceptual design and preliminary cost estimated for roadway extensions, and a study of Maple Avenue from Easton Road to County Line Road.

The HLRA's Local Effort funding was \$50,000.00 on total project costs exceeding \$271,308.48.



## MIRIA Designated Economic Development & Infrastructure Projects

### Project updates:



Project Completed! The West Moreland Avenue and Easton Road intersection improvement project was substantially completed in fall of 2024. Scott Contractors has some minor restoration work to address on both sides of Easton Road that should be done in the summer of 2025.





## MIRIA Designated Economic Development & Infrastructure Projects, Continued:



### **DEMO COMPLETED!**

Demo Completed! The Adam's Pit Stop building at 100 Easton Road was demo'd in the first quarter of 2024. Currently underway, is the engineering of Blair Mill Road Widening, Phase 3, that will incorporate the 100 Easton Road property into the project and enhance the Blair Mill Road and Easton Road intersection with two through lanes across Easton Road.



### **DEMO COMPLETED!**

Demo Completed! MIRIA acquired the dilapidated properties at 248 and 258 Easton Road in June of 2024. The properties were decommissioned and demo'd in the Fall of 2024.



### **NEW ACQUISITIONS IN PLAY!**

MIRIA has several potential acquisitions in various stages of negotiations and discussions. None yet ready to be announced. Keep an eye out for future announcements of properties to be acquired for new infrastructure projects intended to aid in the redevelopment efforts for the former NAS-JRB Willow Grove property.



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# MIRIA

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## Contact MIRIA

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