Military Installation Remediation and Infrastructure Authority ("MIRIA")
Board Meeting Minutes
October 2, 2026

In attendance:

BOARD:
Todd Stephens, Chair
W. William Whiteside, Vice Chair
Thomas Panzer, Secretary (absent)
Tara Conner-Hallston
Scott DeRosa
Gregory Nesbitt
Samantha Slaff

STAFF:
Larry Burns, Executive Director
Kelly Eberle, Esq., Solicitor

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:02 am in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens asked if there were any questions or comments from the public. There were none.

Mr. Stephens confirmed the first agenda item was the September 4, 2026 meeting minutes and asked for the will of the board regarding them. Mr. Derosa motioned to approve the minutes to the September 4th board meeting. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was for the Executive Directors report and invited Mr. Burns' remarks. Mr. Burns indicated he did not have a lot for this meeting. He confirmed to the board that if they have been by the MIRIA property at Norristown and Horsham Roads, they were sure to notice the township's public works department were hard at work removing asphalt and concrete at the site. The team has been there 3 or four days and Mr. Burns thought they'd be at work for another week or so. He was hopeful that the property would be seeded and grass growing before winter sets in. Mr. Burns referenced the list of checks, and noted quarterly reimbursements to Horsham Township for payroll and benefits shown. Additionally, there is a check for reimbursement of one-half the cost of a promotional video undertaken by Horsham Township. Mr. Burns confirmed that in December of 2024, the board approved Resolution 2024-8, which dedicated designated funding in support of efforts promoting the base property. Similarly, he noted a check to reimburse one-half the costs of the Site Selectors Guild Fall Forum conference, which he attended in Cleveland in mid-September. He noted that 30 to 40 Site Selectors were there in addition to about 150 economic development professionals. He found it

interesting that his priority was to get in front of as many Site Selectors as possible and to talk up the base project as well as Horsham Township in general. He thought the event was also well worth his time as he did interact with a number of economic development executives and discussed best practices. Mr. Burns noted the December meeting was right around the corner and that preparations were in the works evaluating grant requests. He also noted that in today's package, there is a request to reappoint their auditor, Maillie LLP for 2026. He acknowledged they provided a quote on the engagement of about $100 more than last year. He indicated MIRIA has been working with them since formation, that they well understood our systems and methods, and have been a pleasure to work with. Mr. Burns indicated that he had nothing else for the board in the way of the Executive Director's report, but offered to answer questions if there were any. Mr. Stephens confirmed that he's thrilled to see the work going on at Horsham and Norristown Roads as he drives by it every day. He asked if there were any questions for Mr. Burns? Ms. Slaff asked for the Site Selector, are we happy using the one that we have? Was the networking event intended to use someone else in the future? Mr. Burns confirmed that we've used John Boyd as a Site Selector in the past and we do expect to use him next year as well. One of the resources that he created for the township was cost comparison reports. The reports are available on the economic development landing page, but they are starting to looked dated with a 2025 report date. Given expectations regarding the base in 2027, we would expect to have Mr. Boyd update those reports to a current 2027 date. John Boyd has from time to time put the township's name out to businesses he represents and has gotten us positioned on radio and other interviews. The purpose of going to the Site Selector Guild conference was not necessarily for shopping for a Site Selector but for trying to get to these 30 or 40 influential people and getting Horsham and our base redevelopment on their radar. Mr. Nesbitt indicated he had a question and asked about the promotional video? Is that something we've seen? Mr. Burns confirmed no sir. Mr. Burns said a video was shot and is in production, and I think the thought process is to have council screen it first, and shortly thereafter he'd send links to the board to allow them to view the product as well. He said there are actually two videos. One is about 5 minutes. The other is about one minute and 20 seconds that talks about all the great reasons a business would want to be in Horsham Township. The shorter version was thought that a CEO, CFO or real estate VP might actually sit through, where they probably wouldn't afford 5 minutes to learn about the township. Ms. Slaff asked if physical materials were also developed as part of the project? Mr. Burns confirmed the project just encompassed shooting the videos. He did however show the board his economic development post card that he uses all the time. It's a standard piece of the business materials we hand out to businesses and has a QR codes that takes people to our economic development landing page which has numerous resources, site selector tool box materials including cost comparison reports, our story book which is a major piece of our business attraction materials. It also has links to the HLRA base redevelopment page. It was his expectation that both videos will be provided links on that page for easy access. Mr. Burns confirmed the township has a direct mail program that sends 50 or so post cards every month to CEO's, CFO's real estate VP's, and real estate professionals in general. There were no additional questions.

Mr. Stephens noted the next agenda item was bills and communications and sought the will of the board regarding the list of checks. Mr. DeRosa motioned to approve the list of checks dated October 2, 2026 to be paid from the MIRIA operating account in the amount of $525,408.87 to fund MIRIA operating expenses, MIRIA project costs and eight (8) MIRIA grant disbursements to Horsham Township, the HLRA, and the North Wales Water Authority. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of the October 2nd 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 $11,279.36 for payment for service for September, 2026. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens remarked that under additional business, there was the matter of considering the reappointment Maillie LLP as MIRIA's 2026 audit firm and asked for the will of the board regarding it? Mr. Nesbitt motioned to approve and engage the CPA firm of Maillie LLP as the auditor MIRIA for fiscal years 2026 for a fee not to exceed $14,100.00. Mr. Whiteside seconded. Mr. Stephens asked if there were any questions. There were none. All were in favor and the motion passed unanimously. Mr. Burns also brought to the board's attention that Maillie is also the audit firm for the Allentown NIZ. Ms. Slaff inquired what the NIZ is? Mr. Burns confirmed it was a neighborhood improvement zone similar to our zone. Mr. Stephens said that the Allentown NIZ is purely for economic development and that he loosely modeled MIRIA's statute on it, with a focus on PFAS remediation and economic development.

Mr. Stephens noted the next meeting of the board would be on Friday, November 6th, 2026 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:14 am.

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Larry Burns, Executive Director