



HORSHAM
PENNSYLVANIA

MIRIA

Military Installation Remediation
and Infrastructure Authority

2021 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 in 2021. MIRIA in its second year of 2021 was awarded more than \$15,800,000 in state funding and in-turn awarded \$14,223,000 in grants to local water providers to reimburse customers for PFAS surcharges and to fund various local clean water and infrastructure projects.

A message from the Chair of the MIRIA

For several years, I worked with the Governor and my fellow legislators to enact Act 101 of 2019, creating a mechanism to fund PFAS remediation efforts on and around former military bases. In addition to funding PFAS remediation efforts the program may also invest in infrastructure and support economic development activity related to the redevelopment of the former military base in Horsham. With the help of legislators on both sides of the aisle, Governor Wolf signed Act 101 into law in late November 2019.

This program has been a resounding success. In just its first 2 years, MIRIA received over \$31 million and, by the end of 2022, expects to have funded:

- \$9.1 million in refunds/credits to water customers who paid surcharges for PFAS remediation.
- 25,459 linear feet of new water mains
- 515 connections for homes with contaminated wells
- 34% of a new water tank to provide PFAS-free water
- Clean water projects in/for Horsham, Ambler, Montgomery Township, Upper Dublin, Lower Gwynedd, Warminster, Warrington, Upper Southampton, and Warwick
- \$3.6 million to fund Horsham Township infrastructure projects
- \$2.4 million for MIRIA Economic Development & Infrastructure projects



The infrastructure and economic development projects MIRIA has funded include:

- Land acquisition at Route 611 and Moreland Avenue to construct intersection improvements and a new traffic signal
- A comprehensive traffic study of intersections which would be impacted by the redevelopment of the former Willow Grove Naval Air Station
- A study assessing the feasibility and economic impact of a youth sports complex

MIRIA receives funding by redirecting state tax revenue, like sales tax, personal income tax, corporate net income tax, etc., generated on certain parcels of land in Horsham Township to the MIRIA. Businesses located on one of the 65 designated parcels must complete an online supplemental tax filing by September 1st each year. To assist in ensuring the highest compliance rate possible, MIRIA has engaged a compliance consultant, Deana Zosky, to assist businesses through the process. In 2021, this partnership between the MIRIA and local businesses yielded a 96% compliance rate. Special thanks to our outstanding business community for their support!

My thanks to my fellow MIRIA Board Members, our staff, and consultants. Through their collective efforts MIRIA is delivering outstanding results to our communities.

- Todd Stephens

What is the MIRIA?

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.

What and Where is the MIRIA Zone?

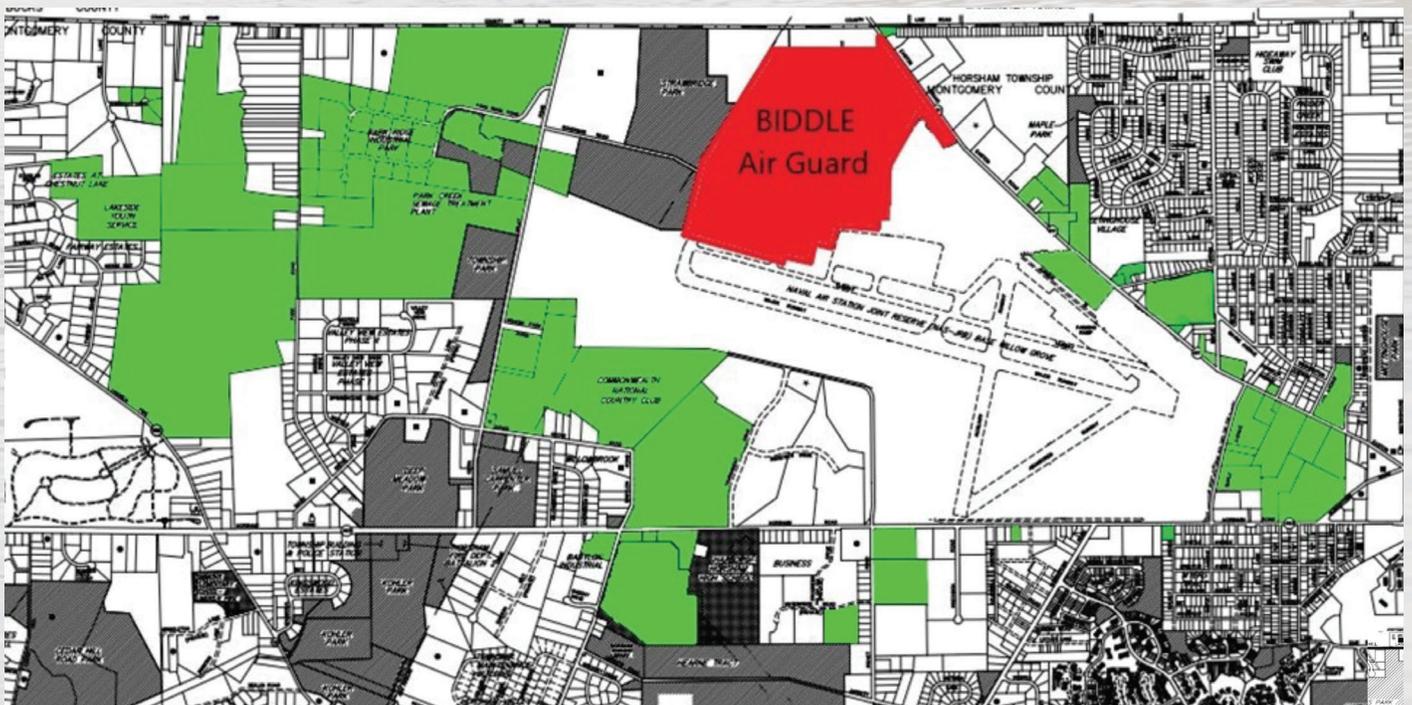
Act 101 of 2019 by statute provides certain parcels in Horsham Township may be part of the zone (“MIRIA Zone”) where PA State Tax Revenue generated on those parcels may be made available to MIRIA.

Who Benefits from MIRIA?

We all do! Everyone in proximity to the former bases, whether it be local governments, local municipal water providers, ratepayers, residents, businesses and their employees... we all 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.

The MIRIA Zone Consists of:

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 who were designated by Horsham Township, the Hatboro-Horsham School District, the Horsham Land Redevelopment Authority, the PA Senate, and the PA House.



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

The MIRIA Staff



Larry Burns (left) is Horsham Township's Director of Community and Economic Development and serves and 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 second cycle in 2021, Deana Zosky and her team produced an even stronger 96% compliance rate.

Thank you to Horsham businesses for your support.



Pictured here are MIRIA Chair State Representative Todd Stephens presenting a MIRIA Clean Water Corporate Partner recognition plaque to Joe Heffernan, President of Heffernan and Partners.

**Our sincere thanks to those who participated
and are recognized as...**

2021 Cycle MIRIA Clean Water Corporate Partners

Chapman Auto Group & Affiliates
Ro Mynalo, Inc.
Jr Real Estate Group, LLC
400 Horsham Corporate Center
Hatboro-Horsham School District
Jonerich Products, Inc.
Thomas B Carr Trust
Keith Valley Partnership
Heffernan & Partners
Toll Bros., Inc. & Affiliates
Toll - Regency At Waterside, LLC
Horsham Water & Sewer Authority
M&M Building Company, LLC
Digital Systems Group, Inc.
Oxford Land Development Ltd.
The Lingo Group, Inc.
Phuc Luong, Were On A Roll Too
Self Heating & Cooling, Inc.
Horsham Property Associates, LP
Keith Valley Properties, LP
Pressler Felt & Warshaw, LLP
Nextgen Healthcare, Inc.
Patriot Sensors & Control Corp Ametek, Inc.
Delores & William Beauchamp
Lakeside Youth Service
Tripodi Associates, Inc.
Commscope Arris Group, Inc.
Dougherty Landscaping
Mastec, Inc.
Primary Eyecare Associates PC Horsham
Regional Realty, LLC
Tinius Olsen International Co & Affiliate
Asak 1160 Easton, LLC
Busted Knuckle Garage, LLC
1008 Easton Rd, LLC
SNH Medical Offices Properties
1485 Manheim Pike GP, LLC
James A Grundy Agency
Commonwealth/Matrix LP
Eastern Highreach Co, Inc.
Benjamin Obdyke, Inc.
Nancy Messina
Joseph Catering, Inc.
Propato Brothers, Inc.
Vincent And Nicola Propato
Envision Matrix Limekiln, LLC
Limekiln, LLC
Keith Valley Associates, LLC
328 Maple Ave., LLC
Envirogreen, LLC
E&A Therapy, Inc.
Dance To The Music
Hankin Road Partnership, LP
RMR OPF Horsham Road, LP
Vamanos, LLC
Aerotek, Inc.
WBCMT 2007-C31 Gibraltar Road
TD Bank, NA
Horsham Athletic Club, LLC
KDN Associates, Inc.
331 Maple Avenue Associates, L
Clayton's Hunting & Indoor Range
Van Hawk, Inc.
Applewood Enterprises, Inc.
Elite Concrete Maintenance, LLC
Park Ridge Properties
JBD, Inc.
US Mortgage Corporation
Naned Properties
PF Horsham Partners, LP
Edon Composites, LLC
Dajomani, LLC
Teva Pharmaceuticals USA, Inc.
6925 Essington Avenue, LP
Essington Avenue, LLC
Rohrerstown Road Investment, LLC

PA State Funding and MIRA 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.

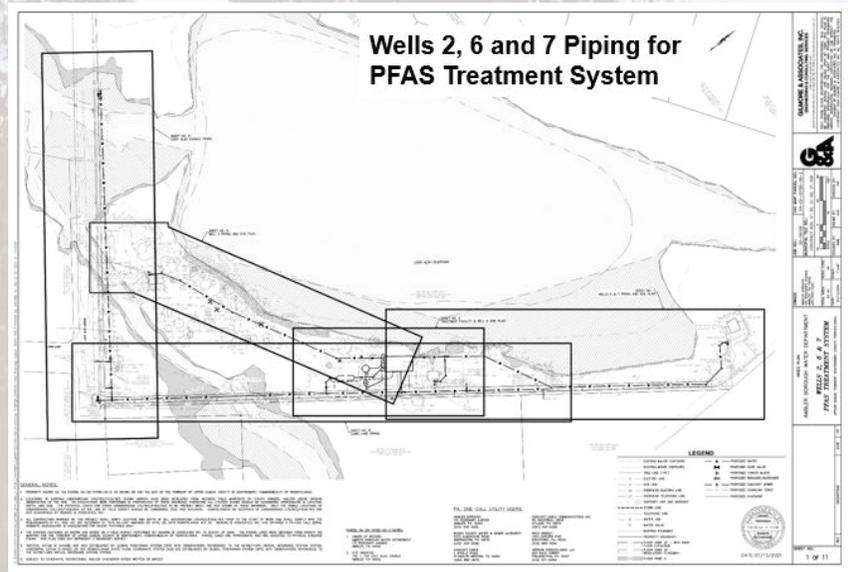
	<u>2020, Cycle 1</u>	<u>2021, Cycle 2</u>
PA State Funding Awarded:	\$15,473,533	\$15,803,371
MIRIA Operating Expenses	\$166,445	\$213,970
Net Funding	\$15,307,088	\$15,589,400
Grants Awarded:		
Ambler Borough	\$405,000	\$1,125,000
Horsham Water and Sewer Authority	\$6,448,126	\$3,375,000
Warminster Municipal Authority	\$2,250,000	\$5,400,000
North Wales Water Authority	\$3,342,111	\$1,936,442
Upper Southampton Municipal Authority		\$586,591
Horsham Township	\$1,800,000	\$1,800,000
Total Grants Awarded:	\$14,245,237	\$14,223,033
MIRIA Budgeted and Designated Projects	\$1,061,850	\$1,366,367

Projects undertaken with MIRIA support:

At the December, 2021 board meeting, MIRIA Municipal and Municipal Authority Grants were approved to;

Ambler Borough

was awarded \$1,125,000.00 to fund design, permitting and construction of a PFAS treatment system at Ambler Borough well #12 or #14. Both wells are impacted by PFAS and serve Ambler customers in Lower Gwynedd, PA. Funds were also requested for carbon changeout and quarterly sampling.



Horsham Water & Sewer Authority

was awarded \$3,375,000.00 to help fund \$676,397 for PFAS systems operation and maintenance costs, \$1,766,669 for water main extensions and house connections for PFAS impacted private wells, \$120,000 for tapping and meter fees costs, and \$1,562,500 for capital equipment and systems, which includes \$775,000 for a PFAS remedial system at well #9.



MIRIA Chair and Vice Chair Todd Stephens and William Whiteside inspecting the installation of water mains by the Horsham Water & Sewer Authority.

Projects undertaken with MIRIA support (continued):

North Wales Water Authority

was awarded \$1,936,442.25 in support of two projects allotting \$520,000.00 to fund a new service water line to permit connections to approximately 80 homes and businesses located within Warrington Township, and whose wells have been negatively impacted by PFAS compounds that migrated from the former NAS-JRB Willow Grove Property, with the balance of funds to be available for the continued support of construction and other PFAS related eligible costs related to a new 4.1-million-gallon water tower on General Hancock Boulevard in North Wales. The new tank was necessitated by the authority as it supported neighboring communities with their clean water needs in response to PFAS contamination.



Horsham Township

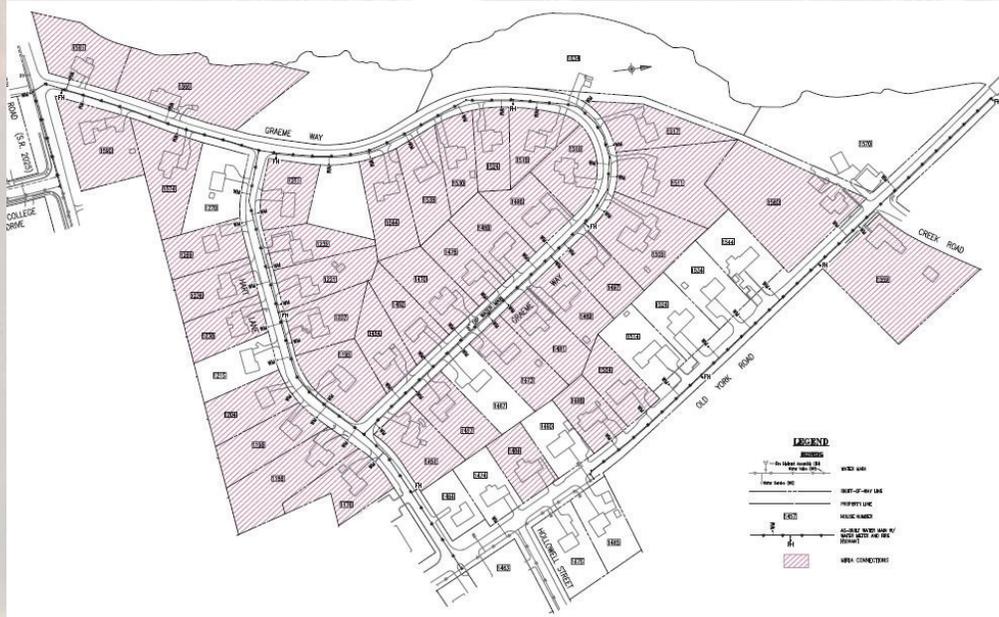
was awarded \$1,800,000.00 in support of their estimated \$12 million intersection improvement project at Limekiln Pike and Horsham Road. Horsham Road is a major commuter corridor to the township's 5 business parks and will also provide direct access to the NAS-JRB Willow Grove property and is critical to the success of its redevelopment.



Projects undertaken with MIRIA support (continued):

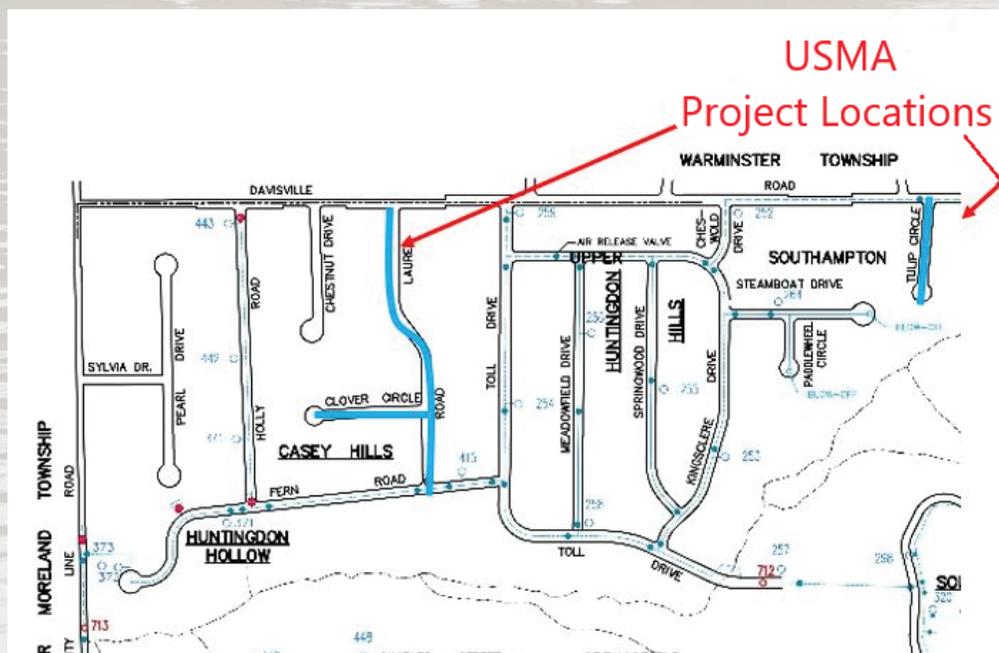
Warminster Municipal Authority

was awarded \$5,400,000.00 in support of projects including reimbursement of \$118,654.94 for the Valley & Kingsley pipe installation and connection project, \$864,000.00 for County Line Road water mains, \$655,808.00 for public water connection for PFAS impacted Hartsville homes, and \$1,537,050 for public water connections for PFAS impacted Warminster homes, with the balance of funding of approximately \$2.2 million to be used as a credit to reimburse customers for additional water costs from 2016-2020.



Upper Southampton Municipal Authority

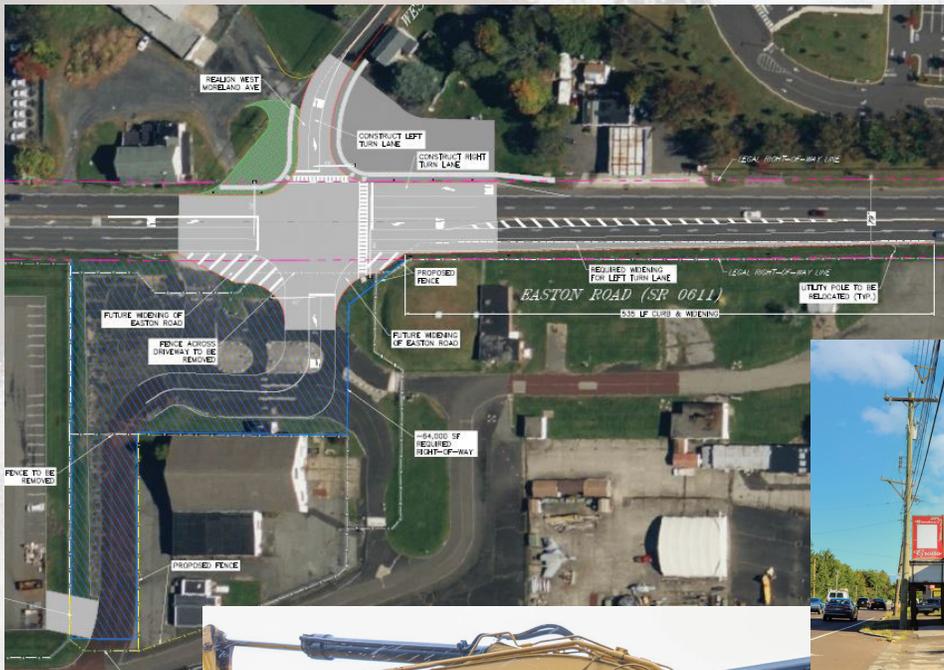
was awarded \$586,591.74 in support of providing water service along Laurel Road and Clover Circle by building an extension off of the existing water main from Fern Road. 31 residents along these roads currently have private wells which have been impacted by PFAS contamination attributable to the former NADC Johnsville Base.



MIRIA Designated Economic Development and Infrastructure Projects;

986 Easton Road Update:

In 2021, our second MIRIA Zone cycle, work and efforts continue regarding the former GrandMa's Grotto property at 986 Easton Road. The property was acquired in June of 2021 and over several months, systems and utilities were decommissioned and the property was prepared for demolition. In January of 2022, the Operating Engineers Local 542 used the site as a training exercise for their current apprentice class, and in several cold days, brought the building down for MIRIA. Work continues on the site as our traffic engineers are in design and working toward PennDOT approval for a traffic light at the intersection of West Moreland Avenue and Easton Road. Efforts have also been coordinated with a request for an easement from the Navy as well as providing safer access to the employees of Tinius Olsen.



Pictured here (right to left) are Scott DeRosa, MIRIA board member, Tara Conner-Hallston, MIRIA board member, Teri Harmon, MIRIA Treasurer, State Representative Todd Stephens, MIRIA Chair, and Bill Whiteside, MIRIA Vice-Chair.



MIRIA
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and Infrastructure Authority

Contact MIRIA

**For General Inquiries,
Contact:**

Larry Burns
Executive Director
lburns@horsham.org
(215) 643-3131

**For MIRIA Zone Parcel &
Business Reporting Assistance
FREE of Charge, Contact:**

Deana Zosky
FourScore, LLC
deana@four-score.com
(484) 951-1289



1025 Horsham Rd, Horsham, PA 19044

www.theMIRIA.ORG



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