

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
JANUARY 5, 2024**

In attendance:

BOARD:

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

STAFF:

Larry Burns, Executive Director
William Gildea-Walker, Deputy Director
Mary Eberle, Esq., Solicitor (attend virtually)

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:03 am in the Horsham Township Municipal Building at 1025 Horsham Road.

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

Mr. Stephens indicated the first agenda item was the election and appointment of authority officers and asked if there were any motions. Mr. Nesbitt made a motion to appoint Todd Stephens as Chair, William Whiteside as Vice Chair, Thomas Panzer as Secretary and Theresa Harmon as Treasurer for fiscal year 2024. Mr. Whiteside seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board in the consideration of the appointment of the MIRIA Solicitor. Mr. Whiteside made a motion to appoint Mary Eberle, Esq. of the firm of Grim, Biehn and Thatcher as the MIRIA Solicitor for fiscal year 2024. Ms. Harmon seconded the motion. All were in favor and the motion passed unanimously. Ms. Eberle thanked the board for their reappointment.

Mr. Stephens asked for the will of the board regarding the December 15, 2023 meeting minutes. Mr. Nesbitt motioned to approve the minutes to the December 15th board meeting. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns commented that 3 weeks ago today the board approved \$19.027 million in MIRIA Grants. That day, December 15th, award letters were issued and promptly signed by all and returned to MIRIA

staff. With that, the solicitor and her firm quickly put together 7 grant agreements, which were provided grantees, signed, and returned and are available this morning for signature by Todd Stephens, MIRIA's Chair. Regarding the West Moreland Avenue intersection improvement project, all contracts have been signed and a letter to proceed has been provided our contractor, Scott Contractors, and we hope to have a preconstruction meeting with them the first week of February. We expect for that meeting other parties will be involved as well, including the school district, the Navy and Horsham Water & Sewer Authority. We expect the bulk of the project to occur between June 15th and August 15th, with installation of the poles to occur soon thereafter. Mr. Burns also confirmed that demo at Adam's pitstop is done and the board will note on the list of checks one to Fedele Contractors for payment of demo costs. He noted under additional business, there is an appraisal request, for priority acquisition property #2 discussed at the Executive Session of the board on December 15th. The appraisal is expected to cost between \$2,500 and \$3,500 for the purpose of helping the staff and board clarify a value for that property, as we proceed with continuing discussions on a potential acquisition. Of additional note, Mr. Burns confirmed he had lunch with Deana Zosky on Friday, December 29th as she was in town, taking what she calls is an inventory, noting changes in businesses in the zone. In conversation, she noted the Secretary of Revenue, whom she is friendly with, noted the \$21 million allocation for MIRIA versus \$15 or \$16 million, and she also made comment that other zones in approving and awarding grants from their programs, are actually required to get DCED's approval on each grant. He noted that we've been left alone for the most part because our statute was written in a way that provides us autonomy in the grant approval process. Mr. Burns indicated that that was all he had for comments and invited questions. Ms. Eberle inquired whether the issue of DCED approval on grants was a comment made by Ms. Zosky or the Secretary of Revenue? Mr. Burns confirmed it was an observation of Ms. Zosky's, as she does compliance work for the 4 other zones, and she's often reviewed grant paperwork and approvals in that capacity.

Mr. Stephens noted the next agenda item was bills and communications 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 \$46,562.33 to fund MIRIA operating expenses and to fund MIRIA project costs. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of the December 15, 2023 list of checks related to shuttle bus operations. Mr. Nesbitt motioned to approve the December 15, 2023 list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$9,814,00 for payment for service for December, 2023. Ms. Harmon seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was a PLGIT supplemental list of checks and asked for the will of the board regarding the approval of the list of checks. Mr. Nesbitt motioned for approval of the PLGIT supplemental list of checks in the amount of \$33,065.21 to effectuate the transfer of accrued interest at PLGIT to MIRIA's Economic Development/Infrastructure Reserve

Account at First Citizen's Community Bank. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted that Mr. Burns had distributed a proposed 2024 meeting schedule and asked for the will of the board regarding the 2024 meeting schedule. Mr. DeRosa motioned for approval of the proposed 2024 MIRIA board meeting schedule. Ms. Harmon seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed the final agenda item sought approval to authorize staff to engage Indian Valley Appraisal Co. to provide valuation and appraisal services on a parcel for potential acquisition as identified and discussed at the December 15, 2023 Executive Session of the MIRIA Board. Mr. Stephens asked for the will of the board on the matter and Mr. Panzer motioned to approve and authorize MIRIA staff to engage Indian Valley Appraisal Co. to provide valuation and appraisal services on a parcel identified and discussed at a December 15, 2023 Executive Session of the MIRIA Board and designated as potential acquisition property #2. Mr. Panzer inquired that if memory serves, we had more than 1 alternative? Mr. Burns indicated that the board addressed 3 properties that were specifically designated for potential acquisition and also provided a 4th category somewhat of a catch all, that should a property on Easton Road or Horsham Road become available that could have infrastructure importance to the base redevelopment, that could also be considered. Ms. Eberle went on to confirm that the list of properties discussed were prioritized. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if there was any additional business. There was none. He noted the next meeting of the board would be on Friday, February 2, 2024 at 9:00 am here in the Horsham Township Building.

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

/s/

Thomas Panzer, Secretary