

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
MAY 3, 2024**

In attendance:

BOARD:

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

STAFF:

Larry Burns, Executive Director
William Gildea-Walker, Deputy Director
Mary 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 asked for the will of the board regarding the April 5, 2024 meeting minutes. Mr. DeRosa motioned to approve the minutes to the April 5th board meeting. Ms. Harmon 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’ comments. Mr. Burns confirmed that a copy of the MIRIA 2023 Annual Report was in the board package, and it had been mailed to all Horsham Township residences and business addresses. Mr. Burns also noted that back on April 29th he had emailed to the board the 2023 MIRIA audited financial statement with an unqualified opinion from our auditors Maillie LLP. He invited the board to touch base with him if they had any questions regarding it. Mr. Burns said the West Moreland Avenue project is almost in full swing. The contractor has started storm water management and curbing on both sides of Easton Road. He indicated the project would run well into August if not September. Mr. Burns noted that in the board package that there is a change order for the contract on the project related to a septic tank. The original plan was to abandon it in place but the contractor found it impacted storm water management systems and required to be removed in total. The Adam’s Pit Stop property has seen activity as the Public Works Department has removed most of the asphalt and we are awaiting some clean dirt to be draped over the property and then seeded. While the Blair Mill Road widening phase 3 project

is a few years out, it was our hope to green-up the property and make it more presentable. Mr. Burns also confirmed that staff had been successful negotiating agreement of sale on priority properties 1 and 2, being 248 and 258 Easton Road, with values that align with either an appraisal on file or an implied value, which I'll discuss later in the meeting. He advised that our grant season is just beginning as 2024 grant applications and local effort are due on or before May 15th. We have a resolution for the board to consider to authorize staff to certify local effort to PA Revenue, a requirement of our statute, by June 1st. That sets the bar for the amount of funding from Harrisburg this December. He concluded his remarks and asked if there were any questions. There were none.

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. Ms. Harmon motioned to approve the list of checks to be paid in the amount of \$2,770,745.72 to fund MIRIA operating expenses, MIRIA project costs and to fund various grant disbursements to Upper Southampton Municipal Authority, Horsham Water and Sewer Authority, North Wales Water Authority and to Horsham Township. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was the approval of the list of checks related to shuttle bus operations. Ms. Conner-Halston motioned to approve the list of checks to be paid from the Shuttle Bus Operating Account in the amount of \$10,892.20 to fund shuttle bus service costs for April, 2024. Mr. DeRosa seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens noted that under additional business was the consideration of the approval of Resolution #2024-3 authorizing MIRIA staff to certify local effort to the Department of Revenue. He asked Mr. Burns to speak to the matter. Mr. Burns confirmed that the grant agreement come in with local effort amounts which is required to be twenty percent of the grant amount. We consolidate them and deposit them into the Local Effort Escrow Account. We will then certify to PA Revenue the total amount in the Local Effort Account and that sets the bar as to five times local effort as the maximum award in December, or the lesser of the amount of taxes actually collected and reported in the zone. Mr. Stephens asked if there were any questions for Mr. Burns on that. There were none. Mr. Stephens then asked for the will of the board on the matter. Mr. Panzer motioned to approved Resolution #2024-3 authorizing MIRIA staff to certify local effort funds available to the PA Department of Revenue for the 2024 Military Installation Remediation Program. Mr. DeRosa seconded. Mr. Burns noted the resolution call for a roll call vote.

Ms. Conner-Hallston – Aye

Mr. DeRosa – Aye

Ms. Harmon - Aye

Mr. Panzer – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens noted the next item was Resolution #2024-4 and invited Mr. Burns' comments. Mr. Burns confirmed that priority properties 1 and 2, that were discussed in Executive Session, that staff has been successful negotiating agreements of sale. The properties are owned by Chip Randa and the property on the corner of Ruth Avenue and Easton Road is a boarded-up house. The second property is two units down from that, 248 Easton Road. Rombola Mower Sales and Service is in-between the two properties. We had executed an agreement of sale for \$400,000 each, subject to appraisals. Appraisals came in at \$275,000 for 258 Easton Road and \$350,000 for 248 Easton Road. Chip was able to evidence that he had an informal deal with his tenant at 248 Easton to sell the property for \$385,000, though that was subject to paying for half of the replacement cost of a new roof. Taking that into account, and adjusting for the savings of transfer tax was able to justify a purchase price of \$374,500. Resolution #2024-4 authorizes the execution of documents necessary on behalf of MIRIA to affect the purchase and transfer of the properties at 248 and 258 Easton Road, Horsham, PA and to fund the expenditure of \$647,500.00 plus other normal closing costs. A settlement is scheduled for June 3rd. Mr. Stephens asked for a motion and Ms. Harmon motioned to approve Resolution #2024 - 4 authorizing the MIRIA Executive Director to execute such documents as necessary on behalf of MIRIA to affect the purchase and transfer of the properties at 248 and 258 Easton Road, Horsham, PA and to fund the expenditure of \$647,500.00 plus other normal closing costs. Mr. Panzer seconded. Mr. Burns confirmed it was a roll-call vote.

Ms. Conner-Hallston – Aye

Mr. DeRosa – Aye

Ms. Harmon - Aye

Mr. Panzer – Aye

Mr. Stephens – Aye

Mr. Stephens noted the next item was the change order related to the septic tank and asked Mr. Burns if he had any comments? Mr. Burns said that administratively, Gilmore & Associates has called this Change Order #1. You will recall however, that two months ago, the board was requested to approve a change order that was necessary, and required the upgrade of control boxes and fiber-optics at 6 other intersections, at a cost of approximately \$80,000. That cost has now been confirmed at \$84,260.50. The Change Order under consideration today is roughly \$6,300. We knew there was a septic tank at the GrandMa's Grotto property. We intended to abandon it, but it was a little too close to the road where storm water management pipes need to go. Our contractor concluded we had to remove it, and that he authorized work to proceed and would now seek the boards approval of the action and the change order. Mr. Stephens asked for a motion. Mr. DeRosa motioned to approve the change order to the MIRIA/Horsham Township contract with Scott Construction regarding the West Moreland Avenue and Easton

Road intersection improvement project, serving to address the removal of a septic tank at an additional cost of \$6,305.20. Ms. Harmon seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens asked if there was any additional business. Mr. Burns indicated no, there was none. Mr. Stephens confirmed the next meeting of the board would be on Friday, June 7, 2024 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:16 am.

/s/

Thomas Panzer, Secretary