



MIRIA

Military Installation Remediation and Infrastructure Authority

2020 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, as well as funding for 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 2020. In its initial year, MIRIA was awarded \$15,473,533 in state funding and in turn awarded \$12,445,238 in grants to local water providers to reimburse customers for PFAS surcharges and to fund various local clean water projects. Additionally, about \$2.9 million in funding was committed to economic development and infrastructure projects in Horsham Township.

A message from the Chair of the MIRIA

For several years, I worked with the Governor and my fellow legislators to enact PA Act 101, which creates a mechanism to fund the efforts of local communities to remediate PFAS contamination in and around the former Willow Grove Naval Air Station in Horsham Township and the NADC/NAWC in Warminster Township. With the help of legislators on both sides of the aisle, Act 101 was signed into law in late November, 2019. Passing the law was just the beginning.



Horsham Township Council moved with great speed to form the new authority and MIRIA held its first board meeting on February 6, 2020. It was an honor to be elected Chairperson of the MIRIA Board of Directors, which is comprised of representatives from Montgomery and Bucks Counties.

MIRIA had to act very quickly to meet the statutory deadlines detailed in Act 101. The Designated Authority application was required to be filed with the PA Department of Revenue no later than March 31st. The completed application was more than 800 pages and took hundreds of hours of research and detailed effort by our staff and MIRIA Board. The application included a “Parcel Report” listing parcels proposed for inclusion in the MIRIA Zone, the parcels from which state taxes could be diverted to use in the local communities. Negotiations with PA Department of Revenue followed on the eligibility of parcels and substituted designated parcels were submitted three times through early June.

In June 2020, the Board authorized hiring a compliance consultant, FourScore, LLC, led by Deana Zosky. Ms. Zosky and her team engaged MIRIA Zone parcel owners and businesses to help and encourage them to complete online tax forms which were due on or before September 1st.

In 2020, our initial year, despite the challenges of COVID-19, MIRIA achieved an unprecedented 94% compliance rate. MIRIA’s efforts resulted in the award of more than \$15 million to MIRIA in December 2020. Just a week after receiving funding from the state, MIRIA awarded \$12.4 million in PFAS remediation grants and \$2.9 million in infrastructure and economic development funding for projects in and around the former Willow Grove Naval Air Station.

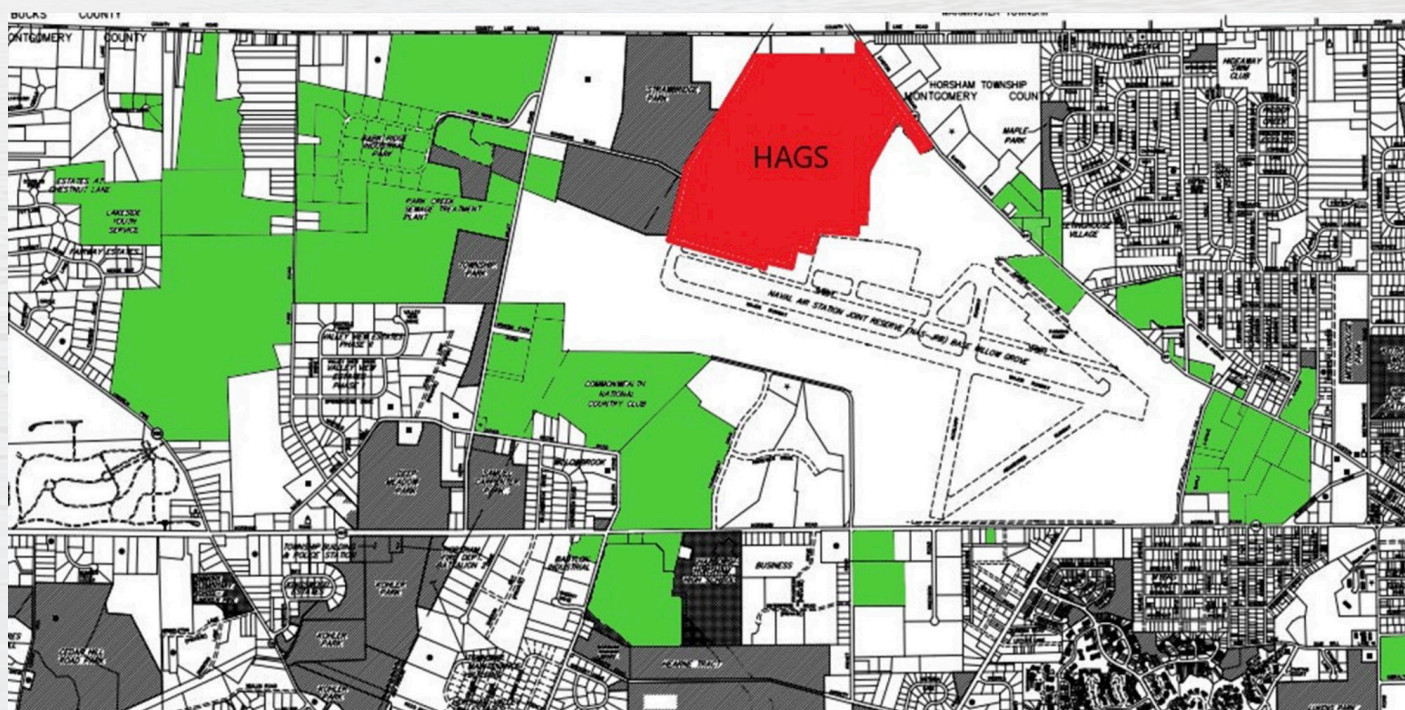
My thanks to my fellow MIRIA Board Members, our staff, and consultants. The efforts of our team resulted in great success in our inaugural year.

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 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.

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.

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 58 parcels with about 1,787 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



Mr. William Gildea-Walker (left) is the Horsham Township Manager and served as Executive Director of the MIRIA in its initial year of 2020. Mr. Larry Burns (center) is Horsham Township's Director of Community and Economic Development. He served as Treasurer and Deputy Director for 2020. Mary Eberle, Esquire of the law firm of Grim, Biehn & Thatcher, served as solicitor for the MIRIA in 2020. For the year of 2021, Mr. Gildea-Walker was named Deputy Director, Mr. Burns named Executive Director, and Ms. Eberle was reappointed MIRIA solicitor.

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 successful first year. 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.

What a great and receptive Horsham parcel owners and business community!

MIRIA and the local communities owe a debt of gratitude to the vast majority of parcel owners and businesses who stepped up and made the MIRIA's initial year a great success! In the face of all the chaos and confusion of 2020 related to the COVID-19 pandemic, they took time to be educated on the program, to put effort and energies into collecting the necessary information, and either inputted the information into the PA Department of Revenue secure website or allowed our compliance consultant to confidentially input the required information at no charge to the parcel owner or business.





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

MIRIA Clean Water Corporate Partners!

Chapman Auto Group & Affiliates
 Tinius Olsen Testing Machine Company
 Toll Brothers, Inc. & Affiliates
 RMR OPF Horsham Road, LP
 NextGen Healthcare, Inc.
 Franc Environmental
 Horsham Property Associates, LP
 Dougherty Landscaping
 Ro Mynalo, Inc.
 JB Real Estate Group, LLC
 Teva Pharmaceuticals USA, Inc.
 Eastern HighReach Co., Inc.
 Mastec, Inc.
 Edon Composites, LLC
 Horsham Water & Sewer Authority
 Tripodi Associates, Inc.
 Patriot Sensors & Controls Corporation
 Ametek, Inc.
 Self Heating & Cooling, Inc.
 Commonwealth National Golf Club
 Hatboro-Horsham School District
 Arris Global Services, Inc.
 Evans Homes, Inc.
 Lakeside Youth Services
 Oxford Land Development, Inc.
 Thomas B. Carr Trust

Vincent & Nicola Propato and Propato Brothers, Inc.
 Envision Matrix Limekiln, LLC
 Nancy T. Messina and
 Joseph's Catering, Inc.
 Limekiln Golf Club Associates
 Primary Eyecare Associates PC
 TD Bank, NA
 Heffernan & Partners
 Benjamin Obdyke, Inc.
 Joneric Products, Inc.
 PernaFrederick Real Estate
 400 Horsham Corporate Center, LLC
 Horsham Athletic Club, LLC
 Digital Systems Group, Inc.
 KDN Associates, Inc.
 Pressler, Felt & Warshaw, LLP
 Phuc Luong dba We're on a Roll
 Horsham Regional Realty, LLC
 Dance to the Music
 Excel Physical Therapy
 Vamanos Childcare
 Lingo Group, Inc.
 Keith Valley Properties, LP
 Envirogreen, LLC
 Keith Valley Associates, LLC

2020: An amazingly complicated and successful year for MIRIA

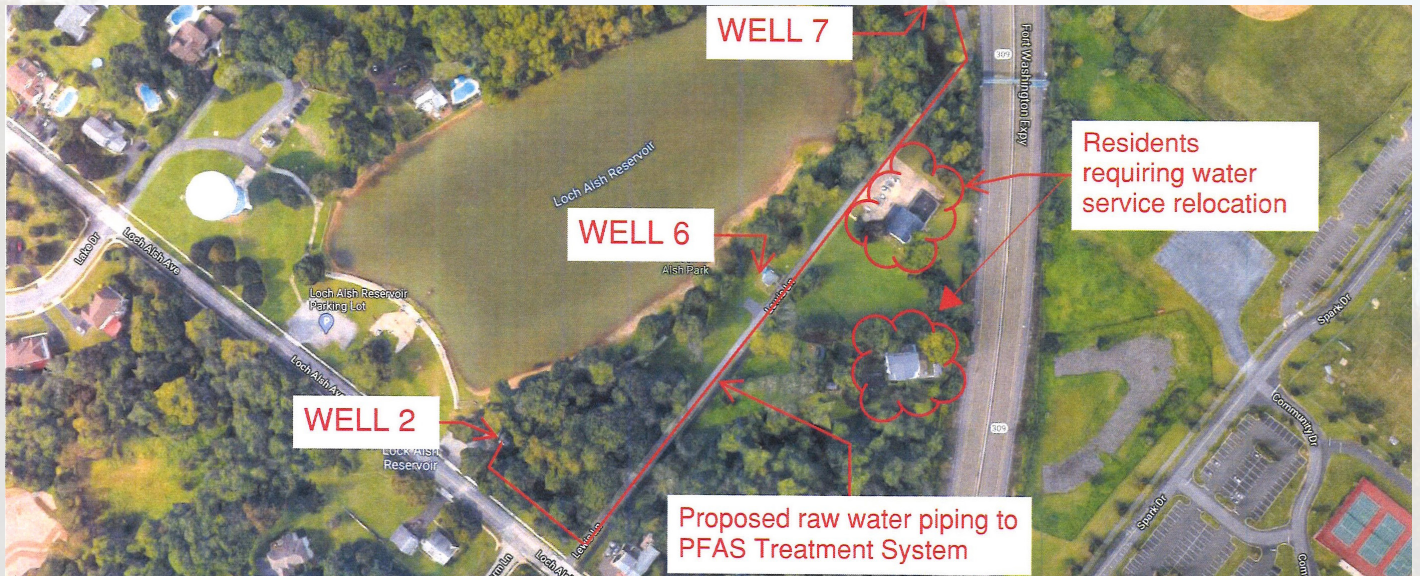
Certified Funding awarded to MIRIA by The Pennsylvania Dept. of Revenue:	\$15,473,533.18
MIRIA 2020 Expenses:	- \$166,445.17
Net available after MIRIA Expenses:	\$15,307,088.01

Clean Water Grant Awards Approved*	
Ambler Borough:	\$405,000.00
Horsham Water & Sewer Authority:	\$6,448,126.50
Warminster Municipal Authority:	\$2,250,000.00
North Wales Water Authority:	<u>\$3,342,111.03</u>
Total Clean Water Grants:	\$12,445,237.53

Amounts Dedicated to Economic Development & Infrastructure	
Horsham Township Infrastructure Grant:	\$1,800,000.00
MIRIA Budgeted & Designated Projects:	\$1,061,850.48

*PA 2019 Act 101 sets forth and requires that grant awards made for water remediation efforts are to be proportional to local effort amounts posted by each grantee and required to be part of each project that MIRIA grants support.

Projects undertaken with MIRIA support:



Ambler Borough - Ambler was awarded a \$405,000 MIRIA Clean Water Grant in support of a \$477,100 PFAS related piping project. The piping will tie Ambler Borough's wells #2, #6 & #7 into a centralized PFAS remedial system that is currently in design and will serve residents of Upper Dublin Township.



Pictured left to right are Tara Conner-Halston (MIRIA board), Ken Woods (HWSA Treasurer), Clarice Schillinger (HWSA Assistant Treasurer), William Whiteside (MIRIA Vice-Chair), PA Representative Todd Stephens (MIRIA Chair), John Butler (HWSA Chair), Jon Hartmaier (HWSA Vice-Chair), Theresa Harmon (MIRIA Treasurer), and Gregory Nesbitt (MIRIA board).

Horsham Water & Sewer Authority - HWSA in the fall of 2020 was awarded a MIRIA Quick Response Grant of more than \$1.4 million that was used by the water authority to reimburse Horsham residential ratepayers and customers for PFAS related surcharges that were required to address PFAS remediation costs. In December 2020, MIRIA awarded HWSA a \$6,448,126.50 MIRIA Clean Water Grant in support of several projects with an estimated cost of almost \$7.9 million. Those projects include PFAS related operational costs for 2020 and 2021 of about \$891,000, the cost of connections of private well owners impacted by PFAS to connect to the public water system of a total of about \$4,463,500, for PFAS surcharge rebates to non-residential customers of about \$985,000, and for the PFAS related de-watering costs related to the Area A project, where new sewer lines are being run adjacent to the Horsham Air Guard Station.

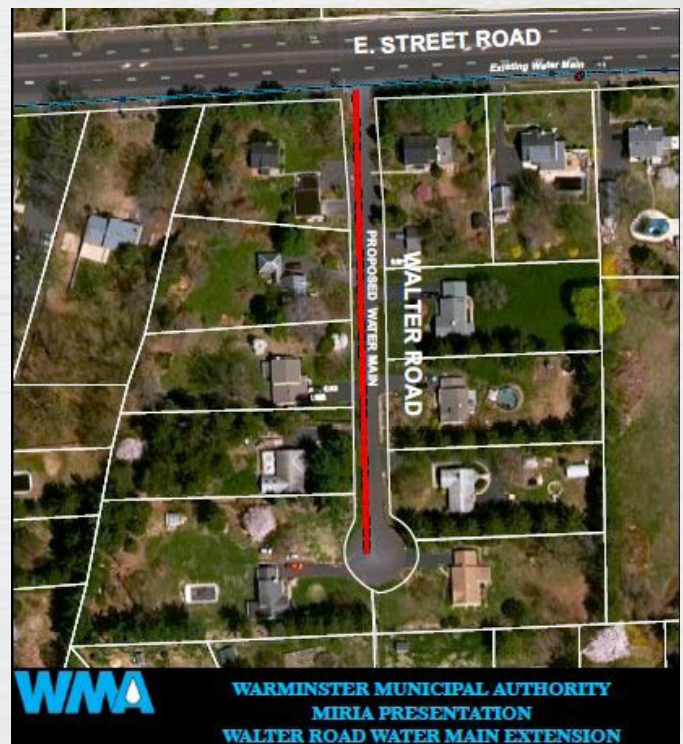
Projects undertaken with MIRIA support (continued):



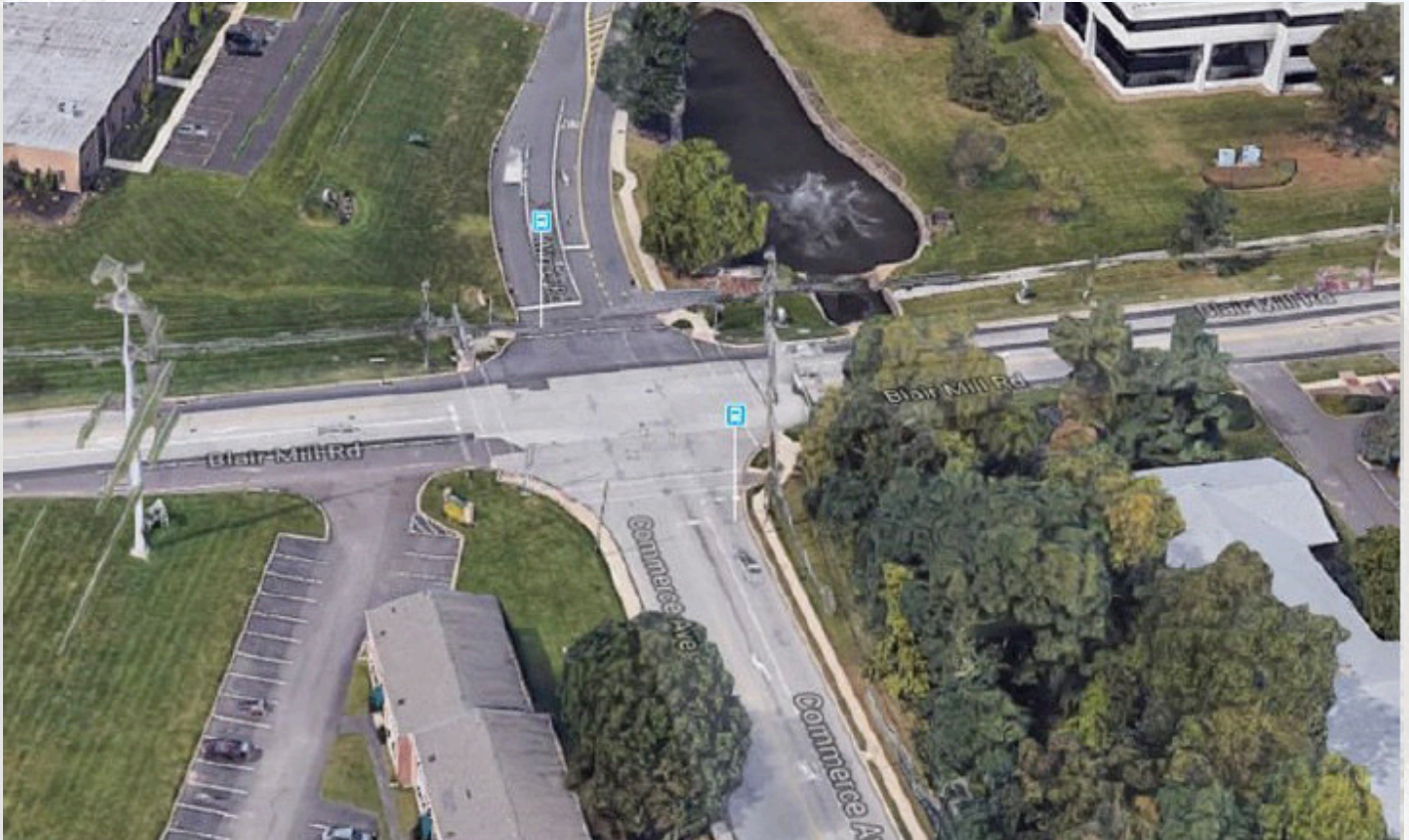
Pictured here in front of the tank construction site are (left to right) State Representative Todd Polinchock, Joan Nagel (NWWA Chair), Albert Tenney (NWWA Vice-Chair), Teri Harmon (MIRIA Treasurer), William Whiteside (MIRIA Vice-Chair), and State Representative Todd Stephens (MIRIA Chair).

North Wales Water Authority - NWWA was awarded a MIRIA Clean Water Grant of \$3,342,111.03 in support of 3 PFAS related projects it has undertaken. The projects include about \$200,225 in interconnection costs they expended in support of providing PFAS free water to the Horsham, Warminster, and Warrington communities, the reimbursement of about \$2,775,000 to Warrington rate payers and customers for increased billings/surcharges related to PFAS costs, and reimbursing a portion of more than \$2.4 million in PFAS related costs to expanding capacity in their system of a new water tank in Montgomery Township.

Warminster Municipal Authority - In the fall of 2020, WMA was awarded a \$500,000 MIRIA Quick Response Grant, which was used to reimburse ratepayers and customers for a PFAS surcharge and higher water costs related to PFAS. In December 2020, MIRIA awarded WMA a \$2,250,000 MIRIA Clean Water Grant in support of a number of PFAS related infrastructure projects, including about \$216,000 for 2 chlorine injector systems, about \$171,000 for a meter pit project, past and future water mains as part of PFAS remedial efforts totaling about \$1,097,000, about \$697,000 for connections to PFAS impacted private well owners, and about \$155,000 for Walter Road main and connections.



Projects undertaken with MIRIA support (continued):

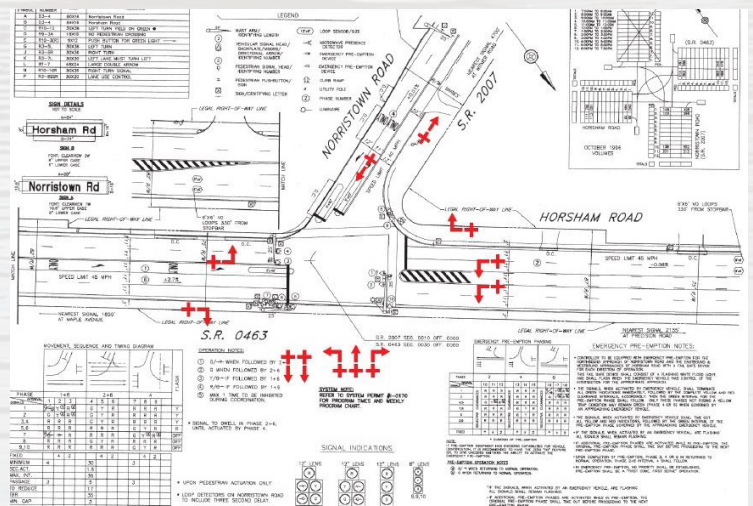


Horsham Township - Horsham Township was awarded a \$1.8 million MIRIA Infrastructure Grant to help support and fund a portion of the Blair Mill Road widening project, Phase 2. The total cost of the project is about \$6 million and is also supported by a PennDOT Multi-modal Grant of \$3 million. The project is expected to significantly improve traffic flows on the busy Blair Mill Road corridor, the road intersections, and networks in proximity to the project.

MIRIA Designated Economic Development & Infrastructure Projects -

MIRIA has set aside about \$1,086,000 to:

- 1) Fund a traffic study of the intersections and road network in close proximity to the NAS-JRB Willow Grove property to assess and prioritize future traffic improvements that would provide the most benefit to the base redevelopment efforts.
- 2) Fund a study intended to determine the most effective method of developing open space and recreational areas on or in the vicinity of the base property.
- 3) Fund acquisition of blighted properties in the vicinity of the base property for future road improvements.



MIRIA Designated Economic Development and Infrastructure Projects

In its' initial year, the MIRIA board sought to set aside some funding to, among other things, acquire blighted properties along the Easton Road corridor. In June 2021, MIRIA purchased the blighted property at 986 Easton Road at the corner of Moreland Road and Easton Road, the former home to Grandma's Grotto. The property was acquired with the purpose of demolishing the existing structures on the parcel and with the hope of seeking PennDot approval to place a traffic control signal at the Easton Road and Moreland Road location. Keep an eye in the coming months for the demolition of the property and for traffic signals to be placed there.





MIRIA

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and Infrastructure Authority

Contact MIRIA

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