

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
November 1, 2024**

In attendance:

BOARD:

Todd Stephens, Chair  
W. William Whiteside, Vice Chair  
Thomas Panzer, Secretary (absent)  
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 9:04 am in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens noted that an Executive Session of the Board had taken place prior to this meeting to discuss real estate matters. He then asked if there were any question or comments from the public. There were none.

Mr. Stephens asked for the will of the board regarding the October 4, 2024 meeting minutes. Mr. Whiteside motioned to approve the minutes to the October 4, 2024 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 and invited Mr. Burns’ comments. Mr. Burns confirmed that October was a busy month, the project at West Moreland Avenue and Easton Road is substantially complete, and next week sometime, we expect the traffic lights to go blinking yellow and should be fully functional in the next 30 days. On the flip side, if you’ve driven Easton Road near Blair Mill Road, you’ll note that 258 Easton Road, the old boarded-up property next to Tonelli’s, has been fully demo’ed and the property 1 over from it, 248 Easton Road has been demo’ed as well, with some cinder blocks and other materials yet to be containerized and moved off site. In the spring, we’ll plant both and just leave them as green, open space. He indicated that was the extent of his report, unless any board members had any questions for him. Mr. Stephens asked if there were any questions for Mr. Burns? There were none. He confirmed he had just driven by the West Moreland and Easton intersection and that it looked great, and it really came out well. Mr. Burns noted that Mr. Gildea-Walker had discussed arranging a photo op with the MIRIA Board, Tinius Olsen and Township Council and we’ll try to plan something in the coming days. Mr. Stephens asked Mr. Burns if

public works had been able to get the MIRIA sign restored at 100 Easton Road. Mr. Burns confirmed Yes, the high winds had taken the sign down last week and we have gotten it back up.

Mr. Stephens moved on to Bills and Communications and asked for the will of the board regarding the approval of the November 1, 2024 list of checks. Mr. DeRosa motioned to approve the November 1, 2024 list of checks to be paid from the MIRIA Operating Account in the amount of \$1,335,281.56 to fund MIRIA operating expenses, MIRIA project costs and to fund MIRIA grant disbursement requests Horsham Township, Ambler Borough and North Wales Water Authority. 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 November 1, 2024 list of checks related to shuttle bus operations. Ms. Conner-Hallston motioned to approve the November 1, 2024 list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$13,270.88. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next item related to our auditor. Mr. Burns confirmed that at the December meeting, we will seek to approve the 2024 budget and awarding auditing services for 2024 at this time, would affix the related costs for the budget. We received a quote from our existing auditor, Maillie, LLP for \$13,500.00. Mr. Burns noted that in his memo on the subject in the board's package, that MIRIA's accounting systems are complex and have a number of bank accounts as each cycle, a Grant and Project Escrow is established and cycle funding is never comingled. In addition to escrows for 2020, 2021, 2022, and 2023 we have a line of credit, an operating account and a bus operating account. In his experience, Mr. Burns indicated that any time you shop for an audit, the cost is generally north of \$10,000.00 and given the complexity of MIRIA's accounts, a fee of \$13,500.00 for auditor services appears fair and reasonable and staff would recommend engaging Maillie for the 2023 audit. Mr. Whiteside motioned to approved and engage the CPA firm of Maillie LLP as the auditor for MIRIA for fiscal year 2024 for a fee not to exceed \$13,500.00. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens stated the next item related to consider a resolution #2024 – 6 authorizing the execution of a \$400,000 Line of Credit with First Citizen's Community Bank, representing an increase in the existing \$300,000 Line of Credit used to fund MIRIA operating expenses. He asked Mr. Burns if he had any comments on the matter. Mr. Burns indicated that after the last board meeting, he had alluded to this action as back in December of 2023, the board approved the 2024 budget at \$327,000. All operating expenses are funded by the credit line, and a of today, about \$281,000 is outstanding and with the December 13<sup>th</sup> check run, the line balance will need to exceed the current \$300,000 level. Mr. Burns said he had discussions by phone with First Citizen's Chief Lender yesterday, and it is expected the line will be approved and increased to \$400,000 next week, and that should serve our needs well for the next several years. Mr. Stephens asked if there were any additional questions for Mr. Burns. There were none. Mr. Stephens then asked for the will of the board on the matter. Mr. DeRosa motioned to approved Resolution #2024-6

authorizing the execution of a \$400,000 Line of Credit with First Citizen's Community Bank, representing an increase in the existing \$300,000 Line of Credit used to fund MIRIA operating expenses. Mr. Burns noted the resolution call for a roll call vote.

Ms. Conner-Hallston – Aye

Mr. DeRosa – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

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, December 13, 2023 at 9:00 am here in the Horsham Township Building. Mr. Burns noted that as we do every December, we expect to hold and Executive Session before the meeting, which will probably be scheduled for 8:30am.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:15 am.

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Thomas Panzer, Secretary