

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
December 12, 2025**

In attendance:

BOARD:

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

STAFF:

Larry Burns, Executive Director
William Gildea-Walker, Deputy Director
Kelly Eberle, Solicitor

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:00 AM in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens remarked that the board had held an executive session just prior to this meeting, for the purpose of discussing real estate matters.

Mr. Stephens 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 November 7, 2025 meeting minutes. Mr. Whiteside motioned to approve the minutes to the November 7th board meeting. Ms. Conner-Hallston seconded. Mr. DeRosa abstained. All others were in favor and the motion passed.

Mr. Stephens confirmed the next item on the agenda was the presentations from the grant applicants. Mr. Stephens asked if anyone here was representing Ambler Borough? Ms. Terry Funk with GF presented for Ambler Borough and she introduced Steve Smallberger, who heads up the water department for the borough. She thanked the board for their support over the years and generally discussed past projects that MIRIA has funded and the new projects and funding need included in their 2025 grant application. She concluded her remarks and asked if the board had any questions. There were none.

Mr. Stephens noted the next applicant was the Horsham Land Redevelopment Authority and invited Mr. Shinton’s remarks. Mr. Michael Shinton introduced himself as Executive Director of the HLRA and discussed the successes of the authority in recent years and generally discussed

the projects contained in their application. Mr. Shinton concluded his remarks and asked if there were any questions. There were none.

Mr. Stephens indicated the next applicant was Horsham Township and invited Mr. Gildea-Walker's remarks. Mr. Gildea-Walker greeted the board and generally discussed the economic development and infrastructure projects in the township's 2025 grant application. While there were several projects in the application, Mr. Walker primarily discussed the Norristown Road Extension project extending Norristown Road through the base and to the intersection of Easton Road and Maple Avenue. Mr. Walker concluded his remarks and invited questions. There were none.

Mr. Stephens indicated the next applicant was Horsham Water and Sewer and invited Tina O'Rourke, the business manager of the Horsham Water and Sewer Authority for her presentation. Ms. O'Rourke confirmed that they had submitted a 2025 grant application seeking \$3,500,000.00 in support of and to continue a number of projects in their application that she generally reviewed them and all the projects support with MIRIA funding. Ms. O'Rourke concluded her remarks and there were no questions.

Mr. Stephens confirmed the next application was North Wales Water Authority. Mr. Joe Murphy introduced himself as the Operations Director for North Wales Water and said he was there to thank the MIRIA board for projects already completed and underway with Grant support. He provided updates on the progress of various projects and then specifically this years' application for 2025 and the underlying projects. He concluded remarks and offered to answer any questions. There were none.

Mr. Stephens confirmed Upper Southampton Municipal Authority was the next applicant to be heard. Ms. Rebecca Mason of the engineering firm of Entec Engineering introduced herself and on behalf of the Upper Southampton Municipal Authority thanked the board for their support and for the opportunity to participate in the MIRIA grant program. Ms. Mason generally reviewed past remedial projects undertaken with MIRIA grant funding, the 2025 application and then concluded her remarks. There were no questions.

Mr. Stephens confirmed the next application and presentation was for the Warminster Municipal Authority. Mr. Tim Hagey introduced himself as the general manager of the authority, and generally reviewed the past projects and efforts supported by MIRIA Grants. Mr. Hagey then introduced Pat DiGangi of CKS Consulting Engineers who went on to review projects included in the authority's 2025 grant application. The authority is seeking \$3,500,000.00 to support several projects in their application with a projected total cost of more than \$4,200,00.00. He concluded his remarks and invited questions. There were none.

Ms. Terry Funk presented on behalf of the Northampton Bucks County Municipal Authority, a new comer to the program in 2025. She apologized for Mike Sullivan, the GM of the authority who could not be available this morning. Ms. Funk described Northampton's 15 well system, their proximity to the Johnsville Naval Base property, and the resultant PFAS contamination that their system has, with all wells testing above statutory levels. While the Navy has supported some of their PFAS remedial projects, as has PennVest grants and loans, Northampton has significant additional funding needs to address PFAS in their system. Northampton has posted \$700,000 in local effort funds and applied for a \$3.5 million MIRIA Grant as part of a PFAS remedial system that will support three (3) of their contaminated wells. Ms. Funk concluded here remarks and there were no questions. Jeff Greenwood the Director of Operations introduced himself and thanked the board for their efforts, consideration and project funding. Mr. Stevens noted that the legislation that brought this program about was a complete team effort and Senator Farry who represents Northampton was instrumental in getting the legislation passed and remains supportive of the program.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns reminded Mr. Stephens that he wanted to announce that an Executive session had taken place. Mr. Stephens noted that yes he did have a couple announcements to make, and confirmed that an Executive Session of the Board had taken place just before this meeting to discuss real estate matters. Mr. Stephens also announced that Greg Nesbitt, one of our board members, was participating by phone today.

Mr. Burns indicated he'd be brief in his remarks. Mr. Burns confirmed that 2025 is the program's 6th cycle, and since inception has produced about \$97.5 million for our local communities. He reminded that the December meeting every year is one he looks forward to most, where the various MIRIA supported projects, home connections, infrastructure and remedial systems investments are discussed. This year he noted has been a disappointment. Earlier in the year, we had queried the grant applicants and it looked like a potential pool of grant applications might exceed \$30 million. As the average award from Harrisburg has only average about \$17 million, in April/May of 2025, we chose to limit grant requests to \$3.5 million and local effort funds to be no more than \$700,000. He confirmed he was glad MIRIA leadership chose to limit the program as they did, but remarked it was not enough. He confirmed that a few major employers had moved out of the zone over the last several years, and those impacts didn't catch up to the program until this year. Last year, the MIRP program was awarded about \$16.5 million but could have gotten as much as \$21 million if \$700,000 in additional local effort had been available. This year, MIRIA has been awarded only \$12,293,343.98, and that is a direct result of reduction in workforce for those 3 major employers. By statute, MIRIA's expenses come of the top of the award, and for 2025 they totaled \$315,332.81. Additionally, annually MIRIA sets aside designated funding for its own economic development and infrastructure projects. Usually, depending on the cycle, that funding has ranged from 5% to 10% of the total award. This year,

staff has recommended to the board an award of \$646,333.92 for designated funding, which totals about 5.26% of the total award. As a result, there remains \$11,331,677.25 to be distributed among the Grantees. It may be recalled that by statute, we are required to award grants equally to all the water providers. In the past that has afforded multiples in the range of 4.2x to 4.5x. This year, the overall award multiplier was 3.08X local effort and far short of the 5.0X local effort awards from the past. After MIRIA expenses and designated funding allocation, the multiplier for 2025 was 2.841x. of the 3 employers who moved out of the zone, 2 buildings have been back-filled and we are hopeful that their activity and employment may add to zone funding. 2025 represents a low-point in the funding over the last 6 years and trying to estimate and predict funding amounts every cycle has been a challenge. Mr. Burns confirmed he was glad that we limited grant applications to \$3.5 million as we did, though part of the underlying mission is to make the most of local effort amounts and when the program only provides a multiplier of 2.84X, that is not maximizing your local effort. He concluded and invited questions. Mr. Stephens noted to follow-up on that briefly, one of the things worth sharing is that the former military installation is part of the zone that generates our funding. To the extent that the base remains undeveloped, that does temper the revenue that is available. Earlier you heard from Mr. Shinton regarding the HLRA's efforts to put roads through the base, and efforts by Mr. Whiteside and the HLRA board to try to expedite the development of even a portion of that base. That will help the MIRIA tremendously, once we have some development there and some jobs there, which will generate additional state tax revenues. The sooner we can get some economic development on that base the sooner we can increase our revenues and more fully fund your projects. As a board, we are trying to balance funding your projects and economic development and infrastructure to aid in the base development, in accordance with MIRIA's dual mission. That may help us avoid these downturns like this in the future. He asked if any of the board had additional comments or questions. There were none.

Mr. Stephens referred to the next agenda item Bills and Communications and asked for the will of the board regarding the approval of the first list of checks. Mr. DeRosa motioned to approve the list of checks to be paid in the amount of \$912,393.40 to fund MIRIA operating expenses, to fund MIRIA project costs and to fund eight (8) MIRIA grant disbursements to North Wales Water Authority, Horsham Township, the HLRA and Ambler Borough. Mr. Whiteside 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, and that MIRIA acts as a pass-through entity for an economic development project, whereby the township provides shuttle bus service in two of our business parks and access to the Fort Washinton train station. He then asked for the will of the board and Ms. Conner-Hallston motioned to approve the list of checks to be paid from the Shuttle Bus Operating Account in the amount of \$ 10,227.04 for shuttle bus operations for November, 2025. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the agenda provided for review and approval of the MIRIA grants, and first under consideration was Ambler Borough. Mr. DeRosa motioned to approve a MIRIA Grant to Ambler Borough in the amount of \$1,988,731.29 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. 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 a MIRIA grant to Horsham Land Redevelopment Authority. Ms. Conner-Hallston moved to approve a MIRIA Grant to the Horsham Land and Redevelopment Authority in the amount of \$227,283.58 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA grant to Horsham Township. Mr. Spangler moved to approve a MIRIA Grant to the Horsham Township in the amount of \$710,261.18 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA grant to Horsham Water & Sewer Authority. Mr. Whiteside moved to approve a MIRIA Grant to the Horsham Water & Sewer Authority in the amount of \$1,988,731.29 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA Grant to Northampton Bucks County Municipal Authority. Mr. Spangler moved to approve a MIRIA Grant to the Northampton Municipal Authority in the amount of \$1,988,731.29 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA Grant to North Wales Water Authority. Mr. Whiteside moved to approve a MIRIA Grant to the North Wales Water Authority in the amount of \$1,988,731.29 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA Grant to the Upper Southampton Municipal Authority. Mr. DeRosa moved to approve a MIRIA Grant to the Upper Southampton Municipal Authority in the amount of \$450,476.04 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. Spangler seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of a MIRIA grant to the Warminster Municipal Authority. Mr. DeRosa moved to approve a MIRIA Grant to the Warminster Municipal Authority in the amount of \$1,988,731.29 for funding of projects detailed in their grant application, and subject to the execution of a MIRIA Grant Agreement and further subject to the provision of documents sufficient to demonstrate that funds for the project have been spent, designated or budgeted prior to January 1, 2026. Mr. Spangler seconded. All were in favor and the motion passed unanimously.

Mr. Stephens indicated the next item under new business on the agenda was consideration of Resolution #2025-08 and invited Mr. Burns comments. Mr. Burns confirmed that annually, as part of the December meeting, we seek board approval of the 2026 operating budget as well as the budget for grants and MIRIA designated funding. For 2026 we are budgeting \$140,000 for the shuttle bus, but as we are a flow-through on that activity, we are promptly reimbursed by Horsham Township for any and all shuttle bus expense. Additionally operating expenses, covering payroll and the various MIRIA costs are budgeted at \$332,400. Exhibit B to the resolution outlines all the grant fund approved by the board and the MIRIA designated funding. Mr. Stephens asked for the will of the board? Mr. DeRosa moved to approve Resolution#2025-8 and the approval of the 2025 MIRIA Budgets as submitted. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. Nesbitt – Aye

Mr. Spangler - Aye

Mr. Conner-Hallston– Aye

Ms. DeRosa - Aye
Mr. Whiteside – Aye
Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens indicated the next item on the agenda was consideration of Resolution #2025-9 which talks about various allowed uses for designated funding. Ms. Conner-Hallston asked if the designated funding for property acquisition served as approval by the board to spend on an acquisition? Mr. Burns confirmed that designating funding allows those funds in the future to be used for acquisitions, but any future property acquisition requires board approval and consent prior to executing any agreement of sale. Mr. Stephens further commented that at the beginning of December, the State tells us the total amount that is available to us. We have until the end of December to designate funds up to that amount. We endeavor to designate every dollar the state says is available to us. This isn't actually spending any of the money, it is simply designating those funds for purposes approved, and there would be another vote by the board when any acquisition might be considered or funds to be spent. Mr. Burns noted that we are one of several zones across the state. Our mission is slightly different than most as the others are purely for economic development. They are all slightly different in the way they realize tax funding. Allentown for example is awarded more than \$60 million a year, but annually they have also sent back money to Harrisburg to the tune of something like \$12 million. The way Mr. Stephens and his team wrote our statute, our zone expanded the wording from spending the funds to spending, designating or budgeting funds. By doing so, through the first five (5) cycles, we have never sent a penny back to Harrisburg. By adopting this resolution, that sets forth a variety of project funds are designated for future uses. Mr. Stephens also noted to give credit where credit is due, this was Mary Eberle on a phone call while the legislation was being drafted, and she remarked it is really a challenge to spend money quickly, so rather than requiring us to spend it in the calendar year, we expanded the wording to spend, designate or budget funding for various purposes, and those funds are later approved when they are actually spent. Ms. Eberle was spot on with this assessment and well deserves the credit for that benefit our program is afforded. Mr. Stephens asked for the will of the board regarding Resolution 2025 -9? Mr. Spangler motioned to approve Resolution #2025-9 which designates and budgets \$646,333.92 for economic development and infrastructure projects in accordance with PA2019 Act 101. Mr. DeRosa Seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. Nesbitt – Aye
Mr. Spangler - Aye
Ms. Conner-Hallston - Aye
Mr. DeRosa – Aye
Mr. Whiteside – Aye
Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens thanked all the applicants for the participation in our program, which requires that many different groups act cooperatively. That includes all applicants, MIRIA's board and staff, Horsham Township, and the HLRA. It is a very collaborative effort and he appreciates all the hard work of all the municipal providers and all the other applicants are doing to submit their grant applications and for carrying out the work that is really delivering results for people in their communities. He noted that we look forward to continuing the relationships as we work through this program.

Mr. Stephens confirmed the date of the next MIRIA board meeting is scheduled to January 9, 2026 at 9am here in the Horsham Township Municipal Complex.

Mr. Stephens wished everyone a happy and safe new year.

With no other business, Mr. Stephens adjourned the meeting at approximately 10:26 am.

/S/

Thomas Panzer, Secretary