



Military Installation Remediation
and Infrastructure Authority

2022 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 and to fund 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. MIRIA, in its third year of 2022, was awarded more than \$16,087,000 in state funding and in-turn awarded \$15,036,000 in grants to local water providers to reimburse customers for PFAS surcharges and to fund various local clean water and infrastructure projects.

A message from MIRIA Chair Todd Stephens

As we enter our fourth year of the MIRIA program, the program continues to deliver clean water and important economic development and transportation improvements for Horsham Township and other communities impacted by PFAS water contamination. So far, MIRIA has allocated over \$46 million in investments in our local communities and to date has funded:

- Clean water projects in/for Horsham, Ambler, Montgomery Township, Upper Dublin, Lower Gwynedd, Warminster, Warrington, Upper Southampton, and Warwick.
- 25,459 linear feet of new water mains.
- 515 connections for homes with contaminated wells.
- 32% of a new water tank to provide PFAS-free water.
- \$11.2 million in refunds/credits to water customers who paid surcharges for PFAS remediation.
- \$8.8 million to fund Horsham Township infrastructure projects.
- \$3.2 million for MIRIA Economic Development & Infrastructure projects.



The infrastructure and economic development projects MIRIA has funded include:

- The acquisition of the former Adam's Pitstop property at Easton Road and Blair Mill Road that will be incorporated into Horsham Township's Blair Mill Road widening project, Phase 3.
- Acquisition of the property at Route 611 and Moreland Avenue to undertake an intersection improvement project and add a new traffic control signal. PennDOT approval of our plans is in the works and we hope for construction to begin in the fall of 2023.
- A comprehensive traffic study of intersections which would be impacted by the redevelopment of the former Willow Grove Naval Air Station.
- A study assessing the feasibility and economic impact of a youth sports complex.

MIRIA receives funding by redirecting state tax revenue, like sales tax, personal income tax, corporate net income tax, etc., generated on certain parcels of land in Horsham Township to the MIRIA. Businesses located on one of the 65 designated parcels must complete an online supplemental tax filing by September 1st each year. To assist in ensuring the highest compliance rate possible, MIRIA has engaged a compliance consultant, Deana Zosky, to assist businesses through the process. In 2022, this partnership between the MIRIA and local businesses and parcel owners in the MIRIA Zone yielded a 96% compliance rate. Special thanks to our outstanding business community for their support!

My thanks to my fellow MIRIA Board Members, our staff, and consultants. Through their collective efforts MIRIA is delivering outstanding results for our communities.

Todd Stephens

What is the MIRIA?

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.

What and Where is the MIRIA Zone?

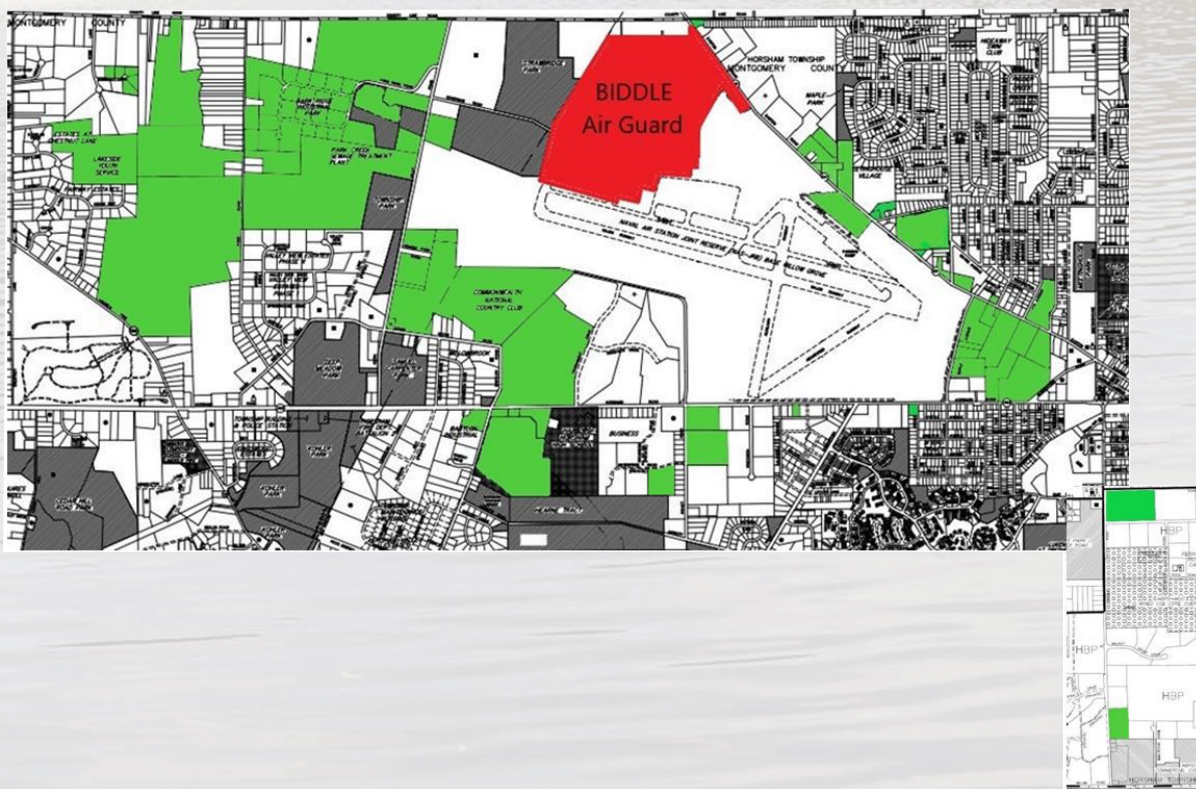
Act 101 of 2019, by statute, provides specific parcels in Horsham Township that may be part of the zone where PA State Tax Revenue generated on those parcels to be made available to MIRIA.

Who Benefits from 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 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.

The MIRIA Zone Consists of:

- 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 65 parcels and 1,806 acres in Horsham Township.



The MIRIA Board

PA Act 101 of 2019 provided for a seven member board of directors.



(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



Larry Burns (left) is Horsham Township's Director of Community and Economic Development and serves and was appointed by the board as the MIRIA Executive Director. William Gildea-Walker (center) is the Horsham Township Manager and serves as Deputy Director of MIRIA. Mary Eberle, Esquire (right) of the law firm of Grim, Biehn & Thatcher, P.C., serves as solicitor for MIRIA.

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 success. 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. In MIRIA's second & third cycles, Deana Zosky and her team produced an even stronger 96% compliance rate for parcel owner and business reporting.

Thank you to Horsham businesses for your support.

Members of the MIRIA Board visited with Select Soccer Center on Keith Valley Road. Select Soccer is in the MIRIA Zone and the 2022 cycle achieved an amazing 96% compliance rate for parcel owner and business reporting. With the help of our compliance consultant Deana Zosky, Select Soccer did file the required information with the PA Department of Revenue which helped maximize MIRIA funding in December 2022.

Pictured here are, left to right. Teri Harmon, MIRIA Treasurer, Tristan Preece of Select Soccer and Jim Roche, owner, Todd Stephens, MIRIA Chair, Tara Conner-Hallston, MIRIA Board Member, and William Whiteside, MIRIA Vice Chair. who recognized Select Soccer Center with a MIRIA Clean Water Corporate Partner Award.



Our thanks and gratitude once again to the MIRIA Zone parcel owners and businesses for their compliance with our program and their efforts to file on our behalf the required information with the PA Department of Revenue!

2022 Cycle MIRIA Clean Water Corporate Partners

CHAPMAN Auto GROUP & AFFILIATES
TINIUS OLSEN INTERNATIONAL CO.
WBCMT 2007-C31 GIBRALTAR ROAD
BIG ROCK REALTY ASSOCIATES, LLC
WHITE ROCK REALTY ASSOCIATES, LLC
CLAYTON'S HUNTING & INDOOR RANGE
RMR OPF HORSHAM ROAD LLC
NEXTGEN HEALTHCARE INC
JBD INC
HORSHAM PROPERTY ASSOCIATES LP
TEVA PHARMACUETICALS USA, INC.
331 MAPLE AVENUE ASSOCIATES, LP
EASTERN HIGHREACH CO INC.
MASTEC, INC.
ELITE CONCRETE MAINTENANCE LLC
VAN HAWK, INC.
APPLEWOOD ENTERPRISES, INC.
ASAK 1160 EASTON LLC
EDON COMPOSITES LLC
HORSHAM WATER & SEWER AUTHORITY
328 MAPLE AVENUE LLC
TRIPODI ASSOCIATES, INC.
PARK RIDGE PROPERTIES, LLC
DOUGHERTY LANDSCAPING
RO MYNALO INC.
JR REAL ESTATE GROUP LLC
SELECT SOCCER, LLC
AMETEK DREXLEBROOK
HANKIN ROAD PARTNERSHIP LP
MOYER INDOOR/OUTDOOR
COMMONWEALTH NATIONAL GOLF CLUB
HATBORO-HORSHAM SCHOOL DISTRICT
COMMSCOPE
M & M BUILDING COMPANY LLC
LAKESIDE YOUTH SERVICE
OXFORD LAND DEVELOPMENT LTD
THOMAS B. CARR TRUST
VINCENT & NICOLA PROPATO
PROPATO BROS., INC.

NANCY T. MESSINA
JOSEPH CATERING INC.
DAJOMANI LLC
PRIMARY EYECARE ASSOCIATES PC
TD BANK, NA
HEFFERNAN & PARTNERS
BENJAMIN OBDYKE INC.
JONERIC PRODUCTS, INC.
OXFORD LAND DEVELOPMENT LTD
PF HORSHAM PARTNERS LP
TELERX MARKETING SERVICES DBA C3I
400 HORSHAM CORPORATE CENTER
HORSHAM ATHLETIC CLUB, LLC
DIGITAL SYSTEMS GROUP, INC.
KDN ASSOCIATES INC.
US MORTGAGE CORPORATION
PRESSLER, FELT & WARSHAW LLP
PHUC LONG - WE'RE ON A ROLL TOO
AEROTEK, INC.
KELLER WILLIAMS REAL ESTATE
DANCE TO THE MUSIC
E & A THERAPY, INC.
EXCEL COMPANION CARE LLC
TRUMBULL CORPORATION
VAMANOS CHILDCARE
THE LINGO GROUP INC.
KEITH VALLEY PROPERTIES LP
ENVIROGREEN LLC
KEITH VALLEY PARTNERSHIP, LP
KEITH VALLEY ASSOCIATES, LLC
723 DRESHER ROAD, LLC
TRIUMPH PROPERTY MANAGEMENT MAP
GROUND LEASE OWNER LLC
BILL FRUSCO PLUMBING & HEATING
1008 EASTON RD, LLC
TOLL BROTHERS, INC. AND AFFILIATES
TOLL - REGENCY AT WATERSIDE LLC
BSB DESIGN INC
BOHLER ENGINEERING PA,LLC

MID-ATLANTIC MANAGEMENT CORP
BRUBACHER EXCAVATING, INC.
TRAFFIC PLANNING & DESIGN
GS DEVELOPERS INC
JFC CONTRACTORS INC/PB213
LG FORENSIC SERVICES LLC
TRINITY DRILLING AND BLASTING
ALCOA CONCRETE CONSTRUCTION CO
SUMMIT ELECTRIC CONSTRUCTION
KAUFMAN STAIRS INC
ALGARD CERAMIC TILE
BUCKS COUNTY ELECTRIC WORKS, INC.
FERGUSON PROFESSIONAL PAINTING
HOLLAND FLOOR COVERING
MICHAEL ANTOLINO CONSTRUCTION
FIRESIDE HEARTH&HOME
UNIVERSAL SUPPLY COMPANY, LLC
NORTHERN MECHANICAL CONTRACTOR
PRO BUILD COMPANY LLC
HAAS BROTHERS INC
WALDNER DOORS
ORKIN STEEL SUPPLY INC
MAKEFIELD EXTERIORS INC
EXTERIOR SPECIALISTS OF PA INC
SOUND XPERIENCE
PRECISION FIRE PROTECTION INC
PRO RISE LLC
FISHER SIGN SERVICES
P4 LLC, DBA P FOUR LLC
QUEST DESIGN & MILLWORK
ENVIRONMENTAL MOLD SOLUTIONS
R M C CLEAN SWEEP INC
WAYNE HALLER SERVICES INC.
PATH LIGHT CONSULTING INC
EARTH CARE, INC.
PICKERING VALLEY LANDSCAPE, INC.
AMERICAN ROCK MECHANICS, LLC
STEIF CONCRETE WORK, INC.

PA State Funding and MIRA Grant Awards

Annually, available PA State funding is the **LESSER** of Local Effort x 500% or the actual PA State Taxes collected and reported (excluding gasoline and cigarette tax) from MIRIA parcels and businesses.

	<u>2020, Cycle 1</u>	<u>2021, Cycle 2</u>	<u>2022, Cycle 3</u>
PA State Funding Awarded:	\$15,473,533	\$15,803,371	\$16,057,182
MIRIA Operating Expenses	\$166,445	\$213,970	\$210,950
Net Funding	\$15,307,088	\$15,589,400	\$15,846,232
Grants Awarded:			
Ambler Borough	\$405,000	\$1,125,000	\$1,134,000
Horsham Water and Sewer Authority	\$6,448,126	\$3,375,000	\$1,299,018
Warminster Municipal Authority	\$2,250,000	\$5,400,000	\$4,200,000
North Wales Water Authority	\$3,342,111	\$1,936,442	\$3,612,000
Upper Southampton Municipal Authority		\$586,591	\$591,276
Horsham Township	\$1,800,000	\$1,800,000	\$4,200,000
Total Grants Awarded:	\$14,245,237	\$14,223,033	\$15,036,294
MIRIA Budgeted and Designated Projects	\$1,061,850	\$1,366,367	\$809,938

Projects undertaken with MARIA support:

At the December 2022 Board meeting of the Military Installation Remediation and Infrastructure Authority ("MIRIA") it was announced that the Military Installation Remediation Program afforded state funding to MIRIA of \$16,057,181.66 for the 2022-2023 cycle. With this funding, the MIRA Board approved MIRIA Municipal and Municipal Authority Grants totaling \$15,036,294.00 and awarded them as follows;

Ambler Borough

was awarded \$1,134,000.00 for the design, permitting, and construction of an interconnect with North Wales Water Authority, the design, permitting and construction of a centralized PFAS remedial system to treat the authorities wells # 2, 6 and 7. Any funds remaining after the completion of the above will be used to complete the carbon changeout at an existing GAC treatment facility in Whitemarsh Township, PA and for continued quarterly sampling of all sources of supply and tanks in Grantee's water system.



Horsham Water & Sewer Authority

was awarded a \$354,900.00 grant to fund costs associated with a wastewater capacity needs evaluation to serve the NASJRB redevelopment; to prepare OPC for fit-out of PCSTP train 3 to serve NASJRB redevelopment; and to fund utility relocations associated with the Blair Mill Road Transportation Improvements supporting the NASJRB redevelopment. Horsham Water & Sewer Authority was also awarded a \$944,118.00 grant to fund costs associated with 2022 surcharge funded operation and maintenance costs related to GAC Remedial Systems, to conduct well 22 pre-treatment feasibility study and Seal Monitoring Well 22A due to chloride solidification of PFAS GAC media, and to fund some of the cost of utility relocations associated with the Blair Mill Road Transportation Improvements supporting the NASJRB redevelopment.



Projects undertaken with MARIA support (continued):

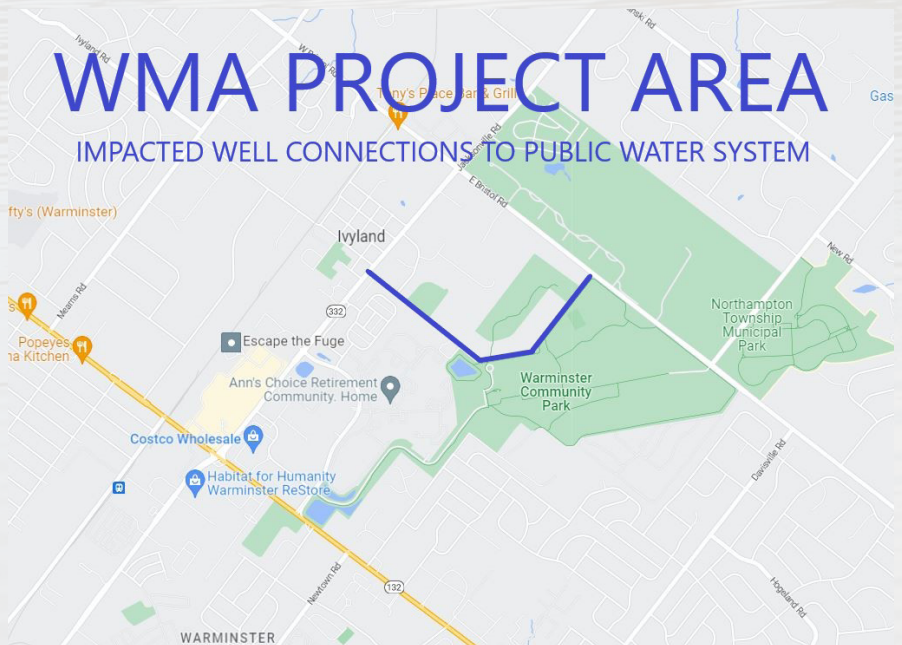
North Wales Water Authority

was awarded a \$3,612,000.00 grant in support of an additional TDS filtration system for Warrington Township wells, to fund testing and connection of eligible properties with PFAS contaminated wells, the cost of design, permitting and construction of a PFAS remedial system for the authority's wells #5,8 and 11, and to fund PA DEP recommended water main extensions to provide access to connections for eligible properties with contaminated wells.



Warminster Municipal Authority

was awarded a \$4,200,000.00 grant funding in support of several projects, including: new connections and extended water mains in support of impacted private well connections; the reimbursement of caustic soda purchases that were necessitated as a result of PFAS contamination, the issuance of customer rebates, other impacted well connections for Walter Road, Kirk Road and Newtown Road and for 2023 caustic soda purchases.



Projects undertaken with MARIA support (continued):

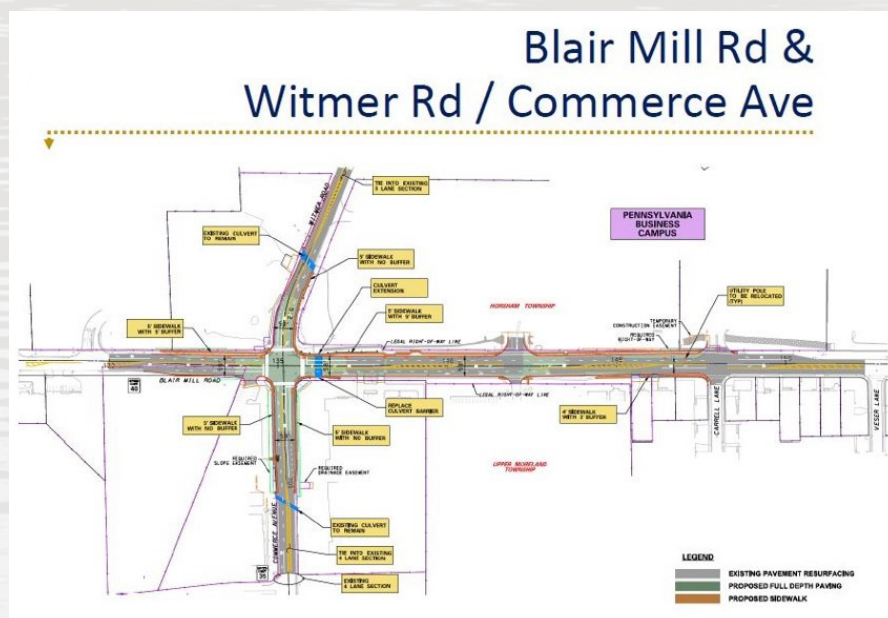
Upper Southampton Municipal Authority

was awarded \$591,276.00 in support of funding water main extensions and service connections to 23 homes along Pearl Drive and Sylvia Drive that have PFAS impacted private wells resulting from their close proximity to the former NADC Johnsville military base facility.



Horsham Township

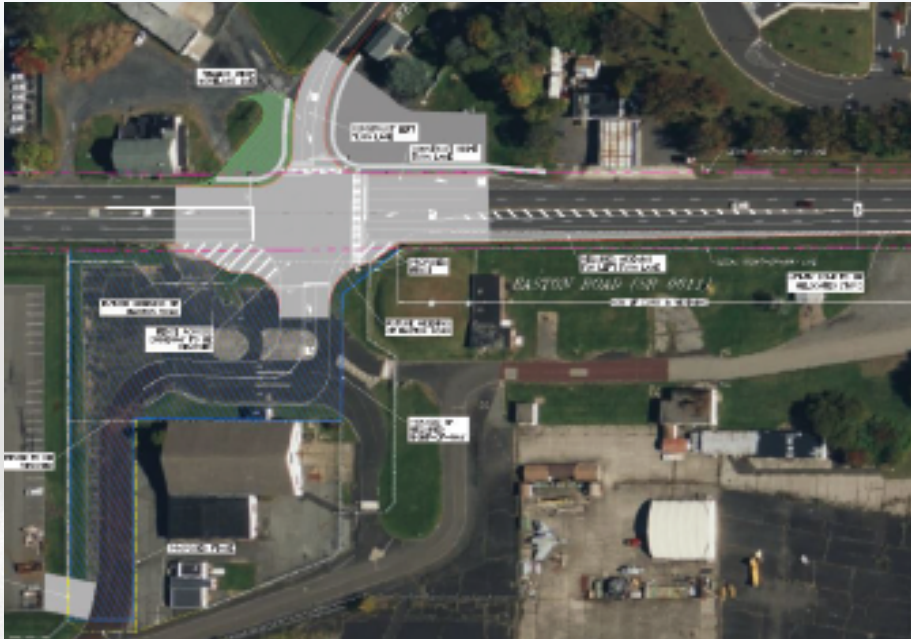
was awarded \$4,200,000.00 in support of a variety of projects and to fund; construction costs associated with the Blair Mill Road Widening Project Phase 2, for engineering and right of way acquisition related to Blair Mill Road Widening Project, Phase 3, for engineering related to replacing a bridge on Horsham Road, to fund a portion of the cost of a Route 611 Future Vision Plan, and to fund an initial Economic Development Program Fund to be used for a to be developed business attraction incentive plan and for other economic development purposes.



MIRIA Designated Economic Development & Infrastructure Projects

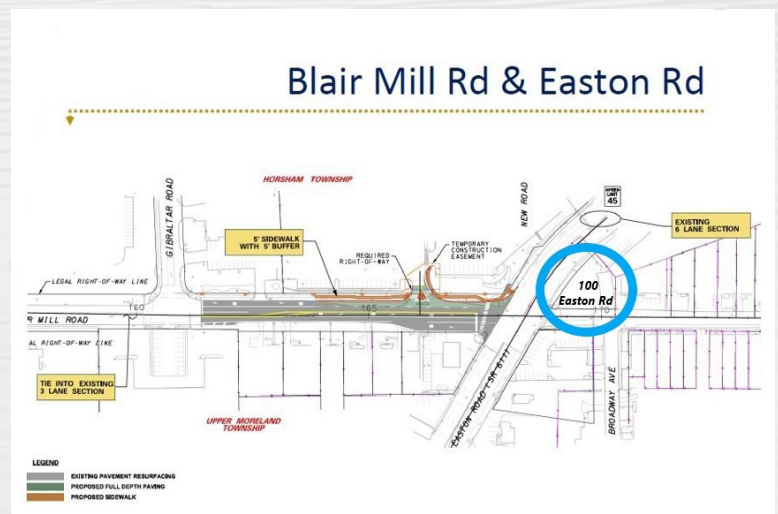
Project updates;

MIRIA has two projects in the works. The first is 986 Easton Road, the former Grand Ma's Grotto property. The building at the site was demolished early in 2022 and in November of 2022 the PennDOT application was submitted for the intersection improvement project at West Moreland Avenue and Easton Road. The project scope includes moving the intersection about 100 feet east, to better align the intersection and to situate a traffic light system at the intersection.



The project includes providing access to the Tinius Olsen property through the 4th leg of the intersection. Additionally, Horsham Water and Sewer Authority may piggy-back the project and extend sewer lines up West Moreland Avenue. PennDOT approval of the project is expected in the coming months and we remain hopeful the project may go to construction in the fall of 2023.

MIRIA's second infrastructure project pertains to its acquisition of the former Adam's Pit Stop property at 100 Easton Road in September of 2022. Horsham Township had undertaken the widening of Blair Mill Road project in 2016 and Phase 1 was completed in 2018. Phase 2 is currently underway and expected to be completed in 2024. The final phase, Phase 3, will include additional improvements to the Easton Road and Blair Mill Road intersection, and conceptual plans include expanding the intersection and adding a right-hand turn lane from west-bound Blair Mill Road onto north-bound Easton Road. When the full project is completed, Blair Mill Road will be 2 lanes in each direction and a center turn lane from Welsh Road to Easton Road. Horsham Township, with MIRIA grant support, has begun preliminary engineering on Blair Mill Road widening Phase 3, and if all goes well, construction may get underway in 2026.



*****ECRWSEDDM****

Postal Customer



MIRIA

Military Installation Remediation
and Infrastructure Authority

Contact MIRIA

**For General Inquiries,
Contact:**

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**For MIRIA Zone Parcel &
Business Reporting Assistance
FREE of Charge, Contact:**

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FourScore, LLC
deana@four-score.com
(484) 951-1289



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