



Military Installation Remediation
and Infrastructure Authority

2025 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 sixth year of 2025, was awarded more than \$12,293,343.98 in state funding and in-turn awarded \$11,331,677.25 in grants to local municipalities and 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

2025 marked MIRIA's 6th cycle and initially when Grantees were queried, grant applications were expected to total about \$31 million. This was concerning as in our best year, the Military Installation Remediation Program ("MIRP") award to MIRIA was just shy of \$21 million and the average award was only about \$17.7 million. For the first time, in 2025 local effort contributions were limited to \$700,000 on a grant application not to exceed \$3.5 million. With those limitations, grant applications were managed to \$19,784,240.00. As our Compliance Consultant, Deana Zosky and her team at FourScore, LLC worked with property owners and businesses in the zone during the July 1 to September 1, 2025 reporting period, it became evident that even with the limits on local effort and grant amounts, that the MIRP award for 2025 would be substantially less than prior cycles. You'll recall that the award is equal to the lesser of five times (5X) local effort OR the amount of taxes actually collected in the MIRIA zone and reported with the help of our Compliance Consultant. Actual taxes collected in the MIRIA Zone fell-off dramatically for the 2025 cycle as the prior year, two (2) major employers had moved out of the zone, one (1) major employer substantially reduced staffing levels and several zone businesses underperformed prior years and as a result, less state taxes were paid.



In December 2025 the MIRP award was \$12,293,343.98, substantially less than prior cycles and well below the \$19.8 million in grant applications submitted. As a result, grant awards to our grant applicants were adjusted downward, and awards totaled only 56.8% of grant amounts requested when in prior cycles they were usually awarded in the 84%-90% range. As you'll see in this report, after MIRIA 2025 operating expenses of \$315,332.81, eight (8) grants were approved and awarded totaling \$11,331,677.25 and \$646,333.92 was set aside as Designated Funding for MIRIA economic development and infrastructure projects. While funding levels in the 2025 cycle were much less than could be anticipated, Grantees are permitted in the next and future cycles to seek project costs for projects not fully funded in previous cycles. Further, some new employers have come into the zone in the last year, and we are hopeful that MIRP funding levels will climb back to more historical levels.

I remain very proud of the success of the MIRP program, which in its first six (6) cycles has generated about \$97.5 million, afforded MIRIA grant awards of about \$88.7 million and another \$7.4 million in Designated Funding of MIRIA projects. These monies have materially improved the health and safety in our region by eradicating PFAS in our drinking water and provided much needed funding in support of the former NAS-JRB Willow Grove property redevelopment.

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?

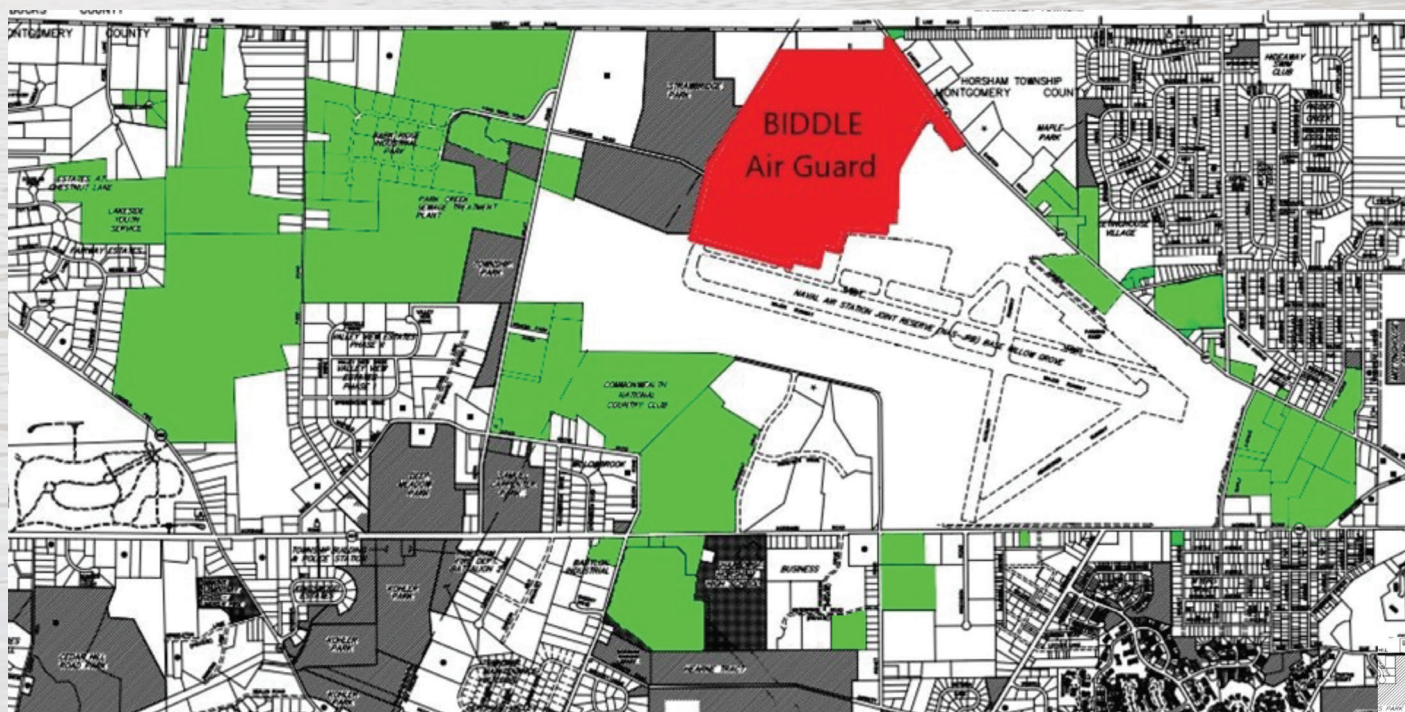
Act 101 of 2019, by statute, provides specific parcels in Horsham Township that may be part of the zone where PA State Tax Revenue generated on those parcels to be made available to MIRIA.

Who Benefits from MIRIA?

We all do! Everyone in proximity to the former base, 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.



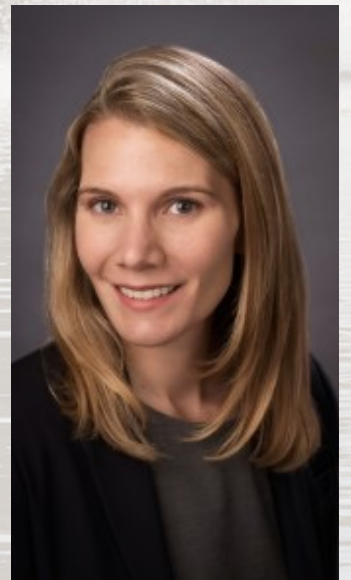
The MIRIA Board

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



(From left to right) Tara Conner-Hallston, Scott DeRosa, Treasurer, Samantha Slaff, William Whiteside, Vice Chair, Todd Stephens, Chair, Gregory Nesbitt, and Tom Panzer, Secretary

The MIRIA Staff



Larry Burns (left) is Horsham Township's Director of Community and Economic Development and was appointed by the board as the MIRIA Executive Director. William Gildea-Walker (center left) is the Horsham Township Manager and serves as Deputy Director of MIRIA. Mary Eberle, Esquire (center right) and Kelly Eberle, Esquire (right) of the law firm of Grim, Biehn & Thatcher, P.C., serve as solicitors 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 subsequent cycles, Deana and her team have continued to produce consistent compliance rates in the mid to high 90 percent range.

Thank you to Horsham businesses for your support.

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!

2025 Cycle MIRIA Clean Water Corporate Partners

Thank You!

PA State Funding and MIRIA 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>	<u>2023, Cycle 4</u>	<u>2024, Cycle 5</u>	<u>2025, Cycle 6</u>
PA State Funding Awarded:	\$15,473,533	\$15,803,371	\$16,057,182	\$21,159,415	\$16,720,225	\$12,293,344
MIRIA Operating Expenses	\$166,445	\$213,970	\$210,950	\$265,388	\$314,709	\$315,333
Net Funding	\$15,307,088	\$15,589,401	\$15,846,232	\$20,894,027	\$16,405,516	\$11,978,011
Grants Awarded:						
Ambler Borough	\$405,000	\$1,125,000	\$1,134,000	\$3,525,000	\$1,305,720	\$1,988,731
Horsham Water and Sewer Authority	\$6,448,126	\$3,375,000	\$1,299,018	\$654,220	\$864,316	\$1,988,731
North Wales Water Authority	\$3,342,111	\$1,936,442	\$3,612,000	\$4,410,746		\$1,988,731
Upper Southampton Municipal Authority		\$586,591	\$591,276	\$658,136	\$569,962	\$450,476
Warminster Municipal Authority	\$2,250,000	\$5,400,000	\$4,200,000	\$3,034,917	\$774,580	\$1,988,731
Horsham Township	\$1,800,000	\$1,800,000	\$4,200,000	\$6,744,260	\$11,065,424	\$710,261
Horsham Land Redevelopment Authority					\$221,308	\$227,284
Northampton Bucks County Water Authority						\$1,988,731
Total Grants Awarded:	\$14,245,237	\$14,223,033	\$15,036,294	\$19,027,278	\$14,801,310	\$11,331,677
MIRIA Budgeted and Designated Projects:	\$1,061,851	\$1,366,368	\$809,938	\$1,866,748	\$1,604,206	\$646,334

Projects undertaken with MIRIA support:

At the December 2025 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 \$12,293,343.98 for the 2025-2026 cycle. With this funding, the MIRA Board approved MIRIA Municipal and Municipal Authority Grants totaling \$11,331,677.25 and awarded them as follows:

Ambler Borough

Ambler Borough was approved for a \$1,988,731.29 MIRIA Grant to fund:

- Additional construction, engineering, and SCADA funding required for the PFAS treatment system that will serve Wells 2, 6, and 7;
- Construction and construction engineering costs for the addition of PFAS treatment at the Whitemarsh Water Treatment Plant;
- Design and permitting for the addition of PFAS treatment at Well 9;
- Carbon replacement at the Whitemarsh Water Treatment Plant during design/construction of a new/expanded treatment facility; and
- Quarterly PFAS sampling of all sources and storage tanks in Grantee’s system.

Ambler’s Local Effort funding for the projects total \$700,000.00 on total projected project costs of more than \$2,688,731.29.

Horsham Water & Sewer Authority (“HWSA”)

was approved a \$1,988,731.29 MIRIA Grant for various projects, including funding:

Economic Development Projects:

- Implementation of capacity needs evaluation findings including, but not limited to: redirection of flows from Service Areas A, B, C to Park Creed Sewage Treatment Plant; purchase of sanitary sewer capacity from Upper Moreland Hatboro Joint Sewer Authority; remedial sewer lining to restore sanitary sewer capacity; and additional supply well for water capacity;
- Enlargement of Park Creek STP equalization pumps;
- Park Creek STP Trail 3 fit-out and odor mitigation;
- FOST 1 & 2 planning;
- Utility relocations for transportation improvements;
- Water and sewer utilities in the new Norristown Road;
- Other projects to provide capacity to serve or in support of the redevelopment of the former NASJRB.

Water-related Remediation Projects:

- Surcharge related operation and maintenance expenses including purchased water to replace supply of wells out of service (7, 9, 22) pending treatment installation;
- Main extensions/house connections for connection of property with PFAS contaminated private wells;



Projects undertaken with MIRIA support (continued):

Horsham Water & Sewer Authority (“HWSA”) (continued)

- Reimbursements for property owners for connection of properties with PFAS contaminated wells to public water;
- Costs associated with PFAS treatment systems including: reconstruction of Well 6 with PFAS treatment; Well 7 transition main and treatment, Well 9 Treatment, Well 22 comprehensive pilot and PFAS treatment, treatment for the Lower State Road interconnect, and disinfection for the County Line Road interconnect; emergency standby power for wells with PFAS treatment; completion of Well 19 generator; conversion of emergency North Wales Water Authority interconnect on Lower State Road to permanent interconnect with PFAS treatment; costs associated with Well 40 control valve; and Well 22 comprehensive pilot for PFAS pre-treatment; and
- Other operation and maintenance costs related to PFAS remediation.

HWSA's Local Effort funding for the projects totals \$700,000.00 on total projected project costs exceeding \$2,688,731.29.

North Wales Water Authority (“NWWA”)

was approved for a \$1,988,731.29 MIRIA Grant to fund:

- Installation of PFAS/PFOA contamination and TDS filtration systems on Public Wells 31 and 34 in Upper Dublin Township;
- Additional well water testing for private and public system wells with PFAS/PFOA contamination and connections to public water for private wells with contamination;
- Design, permitting, sampling, and installation of PFAS/PFOA contamination and enhanced PFAS systems on NWWA Penllyn Well Field for well #8, #9, #10, #11, and #14 in Lower Gwynedd Township;
- Installation of 2,050 linear mains and service connections to public water for 20 residential units in Upper Dublin Township – Highland Avenue.
- Design, permitting, and installation of PFAS/PFOA contamination and TDS filtration systems on Public Well 25 in Lower Gwynedd Township;

NWWA's Local Effort funding for these projects was \$700,000.00 on total project costs of more than \$2,688,731.29.

Warminster Municipal Authority (“WMA”)

was awarded a \$1,988,731.29 MIRIA Grant to fund the following projects:

- Installation of new water mains and extension of existing water mains in order to connect contaminated private wells to public water service;
- Reimbursement for costs of caustic soda purchases in connection with PFAS contamination; and
- Rebate to rate payers a portion of the additional amounts billed to them in connection with the PFOA/PFOS remediation.



WMA's Local Effort funding for these projects totals \$700,000.00 on total projected project costs exceeding \$2,688,731.29.

Projects undertaken with MIRIA support (continued):

Upper Southampton Municipal Authority (“USMA”)

was approved for a \$450,476.04 MIRIA Grant available for funding of the following projects:

- Permitting and tapping fees, engineering and construction costs associated with the connection of residential dwellings to public water including 18 connections on Holly Road and 15 connections on Fern Road; and
- The continuation of service connections Davisville Road (5), Charlotte Avenue (2), and Bristol Road (2).

USMA's Local Effort funding was \$158,560.00 on total projected project costs exceeding \$609,036.04.



Horsham Township

was awarded a MIRIA Grant of \$710,261.18 available for funding of the following projects:

- Engineering and other costs related to the Norristown Road Extension from the intersection of Norristown Road and Horsham Road to Maple Avenue and Easton Road;
- Engineering and other costs related to the Horsham Road widening project from Davis Grove Road to Babylon Road;
- To fund, in concert with the Township's activities, a digital marketing and/or Premier Linked-In Ad Campaign to market Horsham Township as a premier business location in support of its own economic development efforts and in support of advanced marketing of the former NAS-JRB Willow Grove base property project;
- 50% of the cost of a Site Sector Consultant to advise the Township on business attraction efforts;
- Costs related to marketing parcels of the former NAS-JRB Willow Grove base property;
- Costs associated to engage a landscape architect/design firm for conceptualization, design, and planning of improvements to the property located at 100 Easton Road and/or the property located at 259 Dresher Road;
- Costs and additional funding needs of the HLRA that may not be covered by OLDCC or other grant funding;
- Construction and other costs related to the Blair Mill Road widening project, Phase 3;
- Construction and other costs related to the Horsham Road bridge replacement project;
- Costs related to the Route 611 Future Vision Plan;
- Costs related to acquisition of property for future road infrastructure improvement projects;

Projects undertaken with MIRIA support (continued):

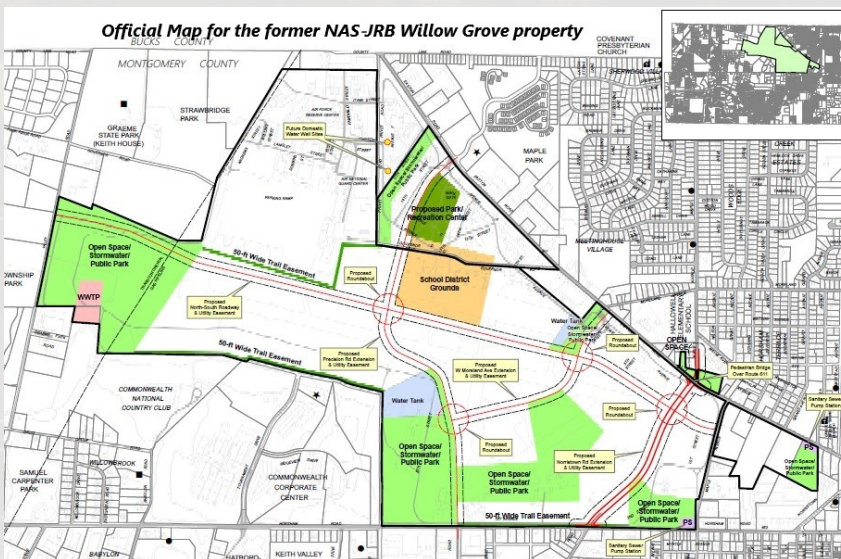
Horsham Township (continued)

- To fund an initial Economic Development Program Fund which will create a business attraction incentive plan focused on job creation in the MIRIA Zone and in Horsham Township; and
- Design, engineering, and other related costs pertaining to rezoning efforts for the former NAS-JRB Willow Grove Property.

Horsham Township's Local Effort funding was \$250,000.00 on total projected project costs exceeding \$960,261.18.



Horsham Land Redevelopment Authority ("HLRA")



was approved for a \$227,283.58 MIRIA Grant in support of transportation, infrastructure, and economic development costs within Horsham Township to encourage redevelopment of the former NAS-JRB Willow Grove property. Funds may be used to fund the operations of the Horsham Land Redevelopment Authority for costs that may be incurred from 2026-2027. Of note, funding will also support costs incurred to

develop the new Official Map of the base and costs related to rezoning the base in a manner consistent with the redevelopment plan.

The HLRA's Local Effort funding was \$80,000.00 on total project costs exceeding \$307,283.58.

Northampton Bucks County Municipal Authority ("NBCMA")

participated in our program for its' first year and was awarded a \$1,988,731.29 MIRIA Grant to fund the costs associated with the design, permitting and construction of PFAS treatment systems at three of its existing wells. NBCMA's local effort funding was \$700,000 on total project costs exceeding \$2,688,731.29.

MIRIA Designated Economic Development & Infrastructure Projects

Project updates:

New Acquisitions! MIRIA has been in negotiations to acquire several properties in 2025 and some of those discussions are ongoing. MIRIA was successful in acquiring two (2) properties in 2025 being:

401 Norristown Road

The 1.5-acre parcel on the corner of Horsham Road and Norristown Road, in front of the Horsham Square Shopping Center, was acquired by MIRIA on September 8, 2026. As part of the redevelopment of the former NAS-JRB Willow Grove property a Norristown Road extension project has been in the township's redevelopment plans since the base closed. Engineering for the Norristown Road extension project have been underway for more than a year and our engineers confirmed that at least an estimated 1/3rd of an acre of the 401 Norristown Road property would need to be acquired as part of the proposed intersection improvements. Once analyzed, MIRIA chose to acquire the parcel in full with intentions in the future of creating a public area to congregate and even conceptually, thought the parcel could also be the landing for a future pedestrian bridge across Horsham Road to the new base development.



The Shelby Apartments, 124 Easton Road

The 9-unit apartment building known as the Shelby Apartments was acquired by MIRIA on October 27, 2025. The property is adjacent to the former Adam's Pit Stop property at the corner of Blair Mill Road and Easton Road. Originally built in 1962, the property was very dated. As part of the Blair Mill Road widening project, phase 3, the township engineers recommended the property be acquired to provide an extended right hand turn lane from Blair Mill Road to North Easton Road. When complete, phase 3 is expected to provide more efficient through-put of vehicle traffic at the intersection, with a dedicated left hand turn lane, two (2) through lanes, and the extended right-hand turn lane. Any excess property beyond the intersection improvements may be used as open space or may serve as a gateway into Horsham Township.



*****ECRWSEDDM****

Postal Customer



MIRIA

Military Installation Remediation
and Infrastructure Authority

Contact MIRIA

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