

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
September 2, 2022**

In attendance:

BOARD:

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

STAFF:

Larry Burns, Executive Director
William Gildea-Walker, Deputy
Director
Mary Eberle, Esq., Solicitor

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

Mr. Stephens asked if there were any question or comments from the public. Mr. Joseph Heffernan inquired what is the boards intentions regarding 100 Easton Road? Mr. Burns confirmed that MIRIA currently has the property under an agreement of sale and that a Phase 1 environmental study is underway and we expect to see the report next Thursday. Subject to a satisfactory Phase 1, MIRIA expects to close on the property the week of September 12th. Mr. Heffernan further inquired what MIRIA will be doing with the property? Mr. Burns answered that whether MIRIA or the Township, that long-term it was the intention to take downs structures on the property, plant grass seed and that it is expected that the property will be utilized in Phase 3 of the Blair Mill Road widening project, and it is expected to be utilized to add a new turning lane along Blair Mill Road at the intersection. Mr. Heffernan noted that he had considered purchasing the property for the relocation of his motorcycle business. Mr. Stephens noted for those watching the meeting on facebook, that 100 Easton Road is Adam’s Pit Stop at the corner of Blair Mill Road and Easton Road. He said the property has long been on the township’s wish list as a gateway to Horsham and for some traffic improvements to that intersection to help traffic flow through that Blair Mill and 611 more efficiently. We’ve been taking a look at that property for some time in order to assist the township from a redevelopment of the Naval Air Station capacity, hoping to improve that gateway and entrance into Horsham Township, as anticipated future employees, employers or residents make their way into the township. Mr. Gildea-Walker added for the benefit of those watching and Mr. Heffernan, that the statute Act 101 confirms MIRIA

main job and focus is in addressing PFAS contamination remediation, and after that the law allows MIRIA to do economic development and transportation improvements as it relates to the redevelopment of the base. This property will be a transportation improvement and also an economic development improvement to help with the redevelopment of the base. Mr. Stephens further noted that this follows in the GrandMa's Grotto property at West Moreland Avenue and Route 611. MIRIA acquired the property and then razed the building and are currently working to put in a traffic light at Moreland Avenue and Route 611, again for the future redevelopment of the base. Those transportation improvements are crucial for that effort. Mr. Heffernan inquired right at the Horsham Inn property, that corner? Mr. Stephens confirmed yes.

Mr. Stephens asked for the will of the board regarding the August 5, 2022 meeting minutes. Mr. Whiteside motioned to approve the minutes of the August 5, 2022 board meeting. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted for the record that Mr. Scott DeRosa was participating by telephone and that a quorum of the board was available for the meeting.

Mr. Stephens invited Mr. Burns to make his Executive Directors report. Mr. Burns confirmed that the reporting cycle for MIRIA closed last night, September 1st at mid-night. He noted that this year is a little bit different than prior years as a result of the Toll Brothers development is underway. He indicated he had a report from our compliance consultant with an initial read 107 parcel owners and businesses reported out of 112 for a compliance rate of 96%. As it relates to contractors on the Toll property, 43 out of 99 complied with a compliance rate of 43%. We had expected a compliance rate of about 1/3rd, so that rate is a little better than expected. This cycle, we had about \$3.58 million in local effort which could afford funding in December for as much as \$17.9 million. We will not know until December as to the actual amount certified by the Department of Revenue but so far, he is pleased with the compliance numbers we've seen. Deana Zosky does a great job for us and he remains very pleased MIRIA engaged her at the onset of the program. The compliance numbers are encouraging and he remains curious to see what results are in December. As it relates to GrandMa's Grotto, we continue to work with our engineer towards a PennDOT application and we do have aspirations of going out to bid next spring and construction into the fall. 100 Easton Road, which we've talked about briefly here, is under agreement of sale. A draft survey has been received and a Phase 1 environmental report should be in hand next Thursday the 8th. He confirmed he walked the property with Gilmore's environmental engineer and supplied Gilmore with a Phase 1 and Phase 2 that were done by the prior owner. The last piece in the board package includes a schedule of dates for check presentations for the Quick Response Grants and he also expects to schedule MIRIA Clean Water Corporate Partner plaque presentation in the coming weeks. Mr. Burns noted that was all he had for today and asked if there were any questions. Mr. Stephens remarked that he was blown away from the show of support from the business community here in Horsham, including Mr. Hefferan, who I know is one of those parcel owners who have to take an extra step to submit

some information to the Pennsylvania Department of Revenue to insure that our clean water and economic development programs are funded. To have 96 percent compliance here in just our third year is just remarkable. Hats off to Deana Zosky for her work in getting it done and yours as well Larry. Really, a heartfelt thanks to the business community in Horsham who steps up and complies. Along those lines, Toll Brothers has been a big supporter of this community and certainly supports the program. Some of their subcontractors seem not to be as interested in helping. Is there a way that we can connect with Toll and ask them to encourage their subcontractors participation? Ms. Eberle confirmed that she was already thinking of ideas on that front. Mr. Burns noted that Deana Zosky worked tirelessly and that Toll had provided a listing of their 99 subcontractors with names, phone numbers and emails. She was very diligent in making contact and encouraging participation. From the other zones that she manages, for a project of this type, compliance is usually about a third. In this case, with 43% compliance, it was better than expected. What we tried to focus on was where is the lumber coming from, which is a big component, where is the concrete coming from? We do have to look harder at that process, but in our first year with this type of project, we were please with the 43% number. But I do share your thought process in trying to improve upon that number. Mr. Stephens noted that for those that might be watching, all the state tax revenue generated at the former Limekiln Golf Club during that construction project, the sales tax that may be paid on the materials there, the personal income tax paid for anyone working on the site, things along those lines, are all redirected back here to the MIRIA for us to utilize on clean water projects and transportation projects for the future redevelopment of the base. That's why this compliance aspect or component of this program is so important. So again, thanks to all involved. He asked if any of the board had any questions from the board? There were none.

Mr. Stephens noted the next agenda item was the approval of the list of checks dated August 18th. Mr. Whiteside motioned to ratify the list of checks dated August 18, 2022 in the amount of \$44,000.00 to fund a deposit on the property at 100 Easton Road. Ms. Conner-Hallston seconded. All were in favor and the motion passed unanimously. Mr. Stephens asked if there was a difference between a ratification and approval of the list of checks? Mr. Burns confirmed at the last board meeting staff was authorized to try to pursue the acquisition of the 100 Easton Road property. As part of those negotiations, and as part of the agreement of sale a deposit was required. Ratification is the approval of a check already issued on August 18th. The current list of checks is dated September 2nd and will be signed subsequent to your approval.

Mr. Whiteside motioned for approval of the list of checks in the amount of \$25,478.20 to fund MIRIA operational expenses and MIRIA project costs. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed that moving on to new business, there was consideration of MIRIA Resolution #2022-6. He asked Mr. Burns for comments. Mr. Burns confirmed that the resolution authorizes the Chair or the Executive Director to execute such documents that may be required

to transfer the property at 100 Easton Road for the value of the purchase price plus any incidental costs that might be related to closing. Mr. Stephens if there was a motion? Mr. Whiteside moved to approve resolution #2022-6 authorizing MIRIA's Chair or Executive Director to execute such documents as necessary on behalf of MIRIA to affect the purchase and transfer of the property at 100 Easton Road, Horsham, PA and to fund the expenditure of \$880,000 plus other normal closing costs. Ms. Conner-Hallston seconded.

Mr. Burns confirmed it was a roll-call vote.

Ms. Conner-Hallston-Aye

Mr. DeRosa – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens inquired whether there was any additional new business to be considered? There was none.

With no other business, Mr. Stephens reminded the next MIRIA board meeting was scheduled for Friday October 7th at 9:00 am here at the Horsham Township building. He then adjourned the meeting at approximately 9:13 am.

/S/

Thomas Panzer, Secretary