

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
JANUARY 9, 2026**

In attendance:

BOARD:

Todd Stephens, Chair
W. William Whiteside, Vice Chair
Thomas Panzer, Secretary
Tara Conner-Hallston
Scott DeRosa
Gregory Nesbitt
Samantha Slaff

STAFF:

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

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:02 am in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens asked if there were any question or comments from the public. There were none.

Mr. Stephens indicated the first agenda item was the election and appointment of authority officers and asked if there were any motions. Mr. Nesbitt made a motion to appoint Todd Stephens as Chair, William Whiteside as Vice Chair, Thomas Panzer as Secretary and Mr. DeRosa as Treasurer for fiscal year 2026. Mr. Whiteside seconded the motion. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board in the consideration of the appointment of the MIRIA Solicitor. Mr. Stephens remarked that over the years we have had to contend with adjustments in staff and recommended we approve Kelly Eberle to fill the solicitor’s position and that if Mary Eberle her mother were to look to return to that role in the future, that the board should favorable consider that. There was some varied conversation between the board members regarding naming the Grim Biehn Thatcher firm versus the expertise that Mary and Kelly Eberle have gained through their experience representing MIRIA and its very unique mission. Mr. Panzer moved to appoint Mary Eberle and Kelly Eberle as the MIRIA solicitor for fiscal year 2026. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the December 12, 2025 meeting minutes. Mr. DeRosa motioned to approve the minutes to the December 12th board meeting. Mr. Whiteside seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted the next agenda item was for the Executive Directors report. Mr. Burns commented that last month it was made known that the MIRP program afforded MIRIA an award off about \$12.3 million. As statute dictates, MIRIA's expenses of \$315,333 offset against the award, and after that the board approved 8 MIRIA grants totaling \$11.331 million. MIRIA also designated \$646,334 for funding of projects that MIRIA may undertake. That amount equated to about 5.26% of the total MIRP award, which as a percentage, very low in comparison to previous years. Mr. Burns noted that last year was an anomaly for us as previous MIRPA awards have ranged between \$15.5 and \$21.6 million in the first 5 years of MIRIA's efforts. Last month, the award was only \$12.3 million and was representative of a workforce reduction of several zone employers, being CommScope, Teva and NextGen Pharmaceuticals. We do expect in the coming years for employment to rebound in these locations as Eurofins moved into the NextGen property and Align Precision took a portion of the space that once housed the Teva operation, and their operation is expected to grow over time. Given the historically low award of \$12.3 million, which on its face only afforded a multiplier of 3.08X on local effort funds, the multiplier for MIRIA grant awards was only 2.841 times, as compared to a multiplier historically in the low fours. Award letters were sent to the 8 grant awardees, were signed and returned and our Kelly Eberle is in the midst of preparing 2025 grant agreements. Horsham Water & Sewer's agreement was expedited as they had a 2025 disbursement request for today's check run. Other agreements are in progress and are expected to be sent and signed in the next week or so.

The property at 124 Easton Road, the Shelby Apartments, Peco did terminate natural gas at the property and on Monday, we expect them to be in to remove the 10 electric meters that service the property. Mr. Burns confirmed that we are going through the process to decommission the property and has asked Gilmore & Associates to look at writing a scope of work to be advertised for demo services. He noted that given the size of the structure at the property, the cost of demolition is expected to well exceed the bid requirement dollar, and given that, staff has recommended that the bid would include remediation of asbestos, lead paint and other HAZMAT materials be included in the scope. He hoped to have the building down sometime this summer. Engineering continues for Blair Mill Road widening Phase 3 and the acquisition of Shelby Apartments property was a high priority as it will afford an extended right-hand turn lane from Blair Mill Road onto Northbound Route 611. Regarding 401 Norristown Road, the other property we acquired back in September, we expect Horsham's Public Works team in the spring or early summer to remove the asphalt and concrete at the site and to plant grass seed. We'll then leave that alone for a while as we conclude engineering for the Norristown Road Extension project.

In the coming months, MIRIA's auditor Maillie LLP will be in in March to do its audit work and provide us an annual financial statement. Since MIRIA's inception, our annual report has been on an unqualified basis as we run a pretty tight ship regarding numbers and systems. After that, the next cycle starts again May 15th. As we do every year, we expect to meet with applicants in March to solicit their feedback on the program and any suggestions to improve it. He noted the last

couple years that MIRIA Grant Guidelines have not been updated or amended as, “as-is” they have served us and the program well. Last time they were amended was in 2022. He concluded his remarks and asked for any questions? Mr. Stephens said did I hear you say asphalt to be removed and grass seed plant at 401 Norristown Road in the Spring? Mr. Burns said yes, I hope so. It is still something that needs to be worked out with the Public Works folks.

Mr. Stephens commented that he had to apologize, as he had not introduced our new board member. He welcomed to the board Samantha Slaff, Horsham Township Council President.

Mr. Stephens noted the next agenda item was bills and communications and asked for the will of the board regarding the approval of the list of checks. Mr. DeRosa motioned for approval of the list of checks in the amount of \$1,431,732.12 to fund MIRIA operating expenses, to fund MIRIA project costs, and to fund 4 MIRIA grant disbursements to the Horsham Water & Sewer Authority and to Horsham Township. Mr. Panzer seconded. Ms. Slaff abstained as she had not received the board package before the meeting. All others were in favor and the motion passed.

Mr. Stephens asked for the will of the board regarding the approval of the list of checks related to shuttle bus operations. Mr. Nesbitt motioned to approve the list of checks to be paid from the MIRIA Shuttle Bus Account in the amount of \$11,805.52 for payment for service for December, 2025. Mr. Whiteside seconded. Ms. Slaff. Abstained All others were in favor and the motion passed.

Mr. Stephens noted the next agenda item was a PLGIT supplemental list of checks and asked for the will of the board regarding the approval of the list of checks. Mr. Nesbitt motioned for approval of the PLGIT supplemental list of checks in the amount of \$21,011.48 to effectuate the transfer of accrued interest at PLGIT to MIRIA’s Economic Development/Infrastructure Reserve Account at First Citizen’s Community Bank. Mr. Whiteside seconded. Ms. Slaff Abstained. All others were in favor and the motion passed.

Mr. Stephens noted that Mr. Burns had distributed a proposed 2026 meeting schedule and asked for the will or the board regarding the 2026 meeting schedule. Mr. Conner-Hallston motioned for approval of the proposed 2026 MIRIA board meeting schedule. Ms. Whiteside 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 #2025-01 and invited Mr. Burns comments. Mr. Burns confirmed that in November 2025, MIRIA’s board approved a Resolution address the handling of confidential tax payer information as mandated by the PA Department of Revenue. It would be the intention going forward to annually update and address that resolution at the annual January reorganization meeting and it seemed appropriate at this juncture to address a records retention resolution to compliment the confidential tax payer information policy and resolution.

Mr. DeRosa moved to approve the MIRIA 2026 Disposition of Records Resolution #2026 – 1 which serves to approve the disposition of appropriate records that may be disposed of from time to time, in accordance with adopted procedures Mr. Nesbitt seconded. Mr. Burns confirmed it was a roll-call vote.

Ms. Slaff- Aye

Mr. Nesbitt- Aye

Ms. Conner-Hallston– Aye

Ms. DeRosa - Aye

Mr. Panzer – 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, February 6, 2026 at 9:00 am here in the Horsham Township Building.

With no other business, Mr. Stephens adjourned the meeting at approximately 9:16 am.

/S/

Thomas Panzer, Secretary