

**Military Installation Remediation and  
Infrastructure Authority (“MIRIA”)  
Board Meeting Minutes  
June 5, 2020**

In attendance:

BOARD:

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

STAFF:

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

Absent:

To ensure public safety during the COVID-19 crisis, the June 5, 2020 board meeting of MIRIA was held as an audio and video conference, and was duly advertised as such on Saturday, May 30th. Public comment was available before and during the meeting by email to [Horsham@horsham.org](mailto:Horsham@horsham.org).

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:00 AM.

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

Mr. Stephens asked for the will of the board regarding the May 8, 2020 meeting minutes. Mr. DeRosa motioned to approve the minutes of the May 8th board meeting. Mr. Nesbitt seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked if the Executive Director had a report. Mr. Gildea-Walker with the assistance of a power point presentation reviewed recent events and the timing of future MIRIA efforts. Staff had submitted additional substituted parcels to PA Revenue for consideration as Designate Parcels and part of the MIRIA Zone. New parcels were submitted April 30<sup>th</sup> and on May 8<sup>th</sup>, they accepted 3 parcels for 22.175 acres and rejected 4 parcels totaling 30.76 acres. On May 12, staff held a video conference with Matt Forti of PA Revenue to review these results. We were advised at that time, that PA Revenue uses a very conservative rule of thumb in determining undervalued or underutilized properties. On May 17<sup>th</sup>, we were afforded additional substituted parcel submissions and we submitted 9 new parcels totaling 31.45 acres. PA Revenue accepted 4

parcels for 12.29 acres and rejected 5 parcels for 19.16 acres. As a result, the final MIRIA Zone includes a total of 58 parcels and 1,786.53 acres.

Mr. Gildea-Walker also confirmed that on May 6<sup>th</sup>, the Recorder of Deeds certification of transfer tax was provided PA Revenue. By the May 15<sup>th</sup> deadline, MIRIA received 5 grant applications totaling \$11,871,135. Applications were made by North Wales Water Authority, Ambler Borough, Warminster Municipal Authority and Horsham Water and Sewer Authority. Additionally, Horsham Township made application for \$2 million to upgrade the traffic control signals at 5 intersections along Dresher Road. Three of the applicants have opted for Quick Response Grants. Staff on May 21<sup>st</sup> provided PA Revenue with the local effort certification, as required by statute. The Annual Report containing all parcels and all businesses operating in those parcels was provided PA Revenue on May 28<sup>th</sup>. While not on the power-point presentation, Mr. Gildea-Walker confirmed that an agreement with the Compliance Consultant, Deana Zosky and FourScore, LLC was finalized and signed on June 2<sup>nd</sup> and that we believe she'll be extremely helpful getting our program off the ground. The timeline in the months ahead has the PA Revenue portal going live July 1 and all parcel owners and businesses will need to file parcel reports. Staff will continue to review grant applications and have an ongoing dialogue with applicants. Our solicitor in the coming months will draft a Grant Agreement. We expect to act on Quick Response Grants in October and in December, PA Revenue will confirm available PA Revenue funding and will transfer those funds mid-month. At our December board meeting, we expect to finalize and approve grants, and to approve our 2021 budget.

Mr. Stephens reminded the board that the full list of parcels will be where the revenue for MIRIA will be drawn from. State tax revenues from parcel owners and businesses situated on those parcels will be made available to MIRIA for water remediation efforts and eventually, for economic development and infrastructure projects. He confirmed in this initial cycle there was a learning curve and that staff worked hard with PA Revenue. He confirmed that we were thrown a few curve balls in the process, as Revenue took a highly conservative approach in approving designated parcels. He further commented that next year we will be able to amend our designated parcel listing and we look forward to rounding out the list to include parcels totaling closer to 100 acres. Mr. Stephens asked Mr. Burns to comment on projected available revenue. Mr. Burns confirmed that he thought employment counts on the zone parcels to be about 4,300 and that modeling provided for PA income tax withholding of \$7-8 million. Additionally, sales tax and corporate income tax would add to that number. Ultimately however, the program requires each parcel owner or business to file a parcel report and depending on the level of participation, that could impact the amount of revenue available. Mr. Stephen then asked how many businesses are on the 58 parcels? Mr. Burns indicated that he thought there were about 58 total businesses in addition to parcel owners, but there is some duplication of ownership and businesses. He estimated there would be about 80 total "touches" of parcel owners and businesses. Mr. Stephens then thanked staff for their efforts to get FourScore, LLC on board. He mentioned that Senator Browne in the Lehigh Valley spoke very highly of Dean Zosky as did the

folks at the Lancaster Criz. He recognizes how critical it is to work with parcel owners and business to maximize available funding.

Mr. Stephens asked if Ms. Eberle had a Solicitors report. Ms. Eberle confirmed that she and staff had worked through a number of documents in the month including the independent consultant agreement with FourScore, LLC. She also acknowledged her effort and attention to drafting the grant agreement and seeking input and comment from the applicants.

Mr. Stephens inquired if there were bills or communications. Mr. Stephens asked for the will of the board relating to the list of checks. Mr. Panzer acknowledged that the list included amounts primarily to reimburse Horsham Township for amounts and effort for MIRIA. He also inquired if the 2 checks to FourScore, LLC were requested given there was no board meeting planned for July. Mr. Burns confirmed that yes, that was the case. Mr. Whiteside motioned to approve the list of checks totaling \$81,222.83. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens confirmed under new business, there was the consideration of Resolution #2020-7 amending the MIRIA budget. Mr. Stephens asked Mr. Burns to speak to the matter. Mr. Burns commented that with the May 8<sup>th</sup> board approval of the hiring of the compliance consultant that it was clear that our budget approved at our initial February board meeting would require a revision, as a consultant was not in the original scope. Additionally, with efforts and expenses now confirmable for the last 4 months, it was appropriate to tweak the budget. With the compliance consultant now included, as well as interest expense and advertising expense, the budget was expected to be \$224,750 for fiscal year 2020 as opposed to the \$171,500 amount approved in February. Mr. Stephens asked if there was a motion. Mr. Nesbitt made a motion to approve Resolution #2020-7 amending the MIRIA 2020 budget from \$171,550 to \$224,750. Mr. Panzer seconded. Mr. Gildea-Walker confirmed this was a roll-call vote.

Ms. Conner-Hallston – Aye

Mr. DeRosa – Aye

Ms. Harmon – Aye

Mr. Nesbitt – Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the consideration of Resolution #2020-8. Mr. Gildea-Walker noted that Horsham Township had made available a \$200,000 line of credit, but that was before the COVID 19 pandemic. The township does expect its revenues to be

