

**Military Installation Remediation and
Infrastructure Authority (“MIRIA”)
Board Meeting Minutes
March 5, 2021**

In attendance:

BOARD:

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

STAFF:

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

Mr. Stephens opened the meeting with a Pledge of Allegiance at 9:09 AM in the Horsham Township Municipal Building at 1025 Horsham Road.

Mr. Stephens noted that in attendance was his colleague from Bucks County, State Representative Meghan Schroeder was in attendance with her daughter Giana, and thanked them for their attendance

Mr. Stephens confirmed that the board held an Executive Session just before this meeting to discuss real estate matters.

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

Mr. Stephens remarked that he would have to leave the meeting a little bit early today, and expected Mr. Whiteside to take over for him.

Mr. Stephens asked for the will of the board regarding the February 5, 2021 meeting minutes. Mr. DeRosa motioned to approve the minutes of the February 5th board meeting. Mr. Whiteside seconded. All were in favor and the motion passed.

Mr. Stephens confirmed the next item on the agenda was a presentation by Eric Frary of Michael Baker International on a scope of work for a proposed transportation infrastructure study focused on the network of roads and intersections in proximity to the former NAS-JRB Willow Grove to determine the necessary traffic improvements in the coming years and to prioritize those improvements, and introduced Mr. Frary. Mr. Burns interjected that a power point presentation was made available by Mr. Frary for the board, but that the sharing technology with

Mr. Nesbitt and Mr. Panzer was not cooperating and they would not have access to it and would need to rely solely on the verbal presentation. Mr. Frary provided some background on his company and the variety of local projects that they have been involved in over the years, including work with the PA Turnpike, US Route 202, County Line Road Construction, and various studies directly related to Horsham Township, including the Route 611 Corridor Study. He confirmed that the various studies to date afford ample data and traffic information, and for the most part, the scope of work for the current study would be modeling of various road networks and intersections in proximity to the base for the purpose of clarifying necessary improvements required in advance of and as part of the base redevelopment, as well as to prioritize those projects. Many of the prior studies have not included or presumed the base as a redeveloped property, and modeling would presume and include as part of this scope of work and project. After his presentation he invited questions. Mr. Stephens noted that during the conversation, Mr. Frary discussed Moreland and Maple and County Line and Maple and asked about sufficiency of those intersections in proximity to the base but away from the 611 corridor. Mr. Frary confirmed that their modeling could look beyond the 611 corridor to build a micro-simulation model that would look at and beyond the 611 corridor. Mr. Nesbitt asked a follow-up question, regarding the Hankin Tract across from the main gate, and a proposed connector road and a private study that may exist and would their study incorporate that data and evaluate what that connector road should look like. Mr. Frary confirm that yes, that connector road and any available study information could most certainly be incorporated in this new study. Mr. Nesbitt also asked about the Gilmore study that was done as part of the RKG Report, and asked if they would also incorporate that information int their analysis. Mr. Frary confirmed that there was a wealth of data available and that the information from the Gilmore study could most certainly be incorporated. Mr. Stephens inquired if there were additional questions. There were none. He thanked Mr. Frary for his presentation.

Mr. Stephens asked if the Executive Director had a report. Mr. Burns confirmed that that staff and a couple board members had signed confidentiality agreement with the PA Department of Revenue. He also confirmed that their compliance consultant, Deana Zosky had received a master file from the PA Department of Revenue which included specific parcel revenues numbers and she is attempting to validate and reconcile PA tax revenues certified by Revenue and PA tax Revenues reported. There remains a discrepancy between those figures and in our initial year, it is important that methodology of Revenue certification be transparent. In the 2020 cycle the difference was not meaningful as local effort restricted available funding to about \$15.8 million and we were awarded \$15.4 million. That being said, it is important that we come to terms on revenue certification methodology as it could and will impact future cycles of the program.

Mr. Burns discussed the resolution we'd be discussing on amending the Qualified Authority application, and our hope to submit and have approved additional parcels to round-out the designated parcel list closer the permitted 100 acres afforded under 2019 Act 101.

Mr. Burns confirmed that there were 2 blighted properties that we would discuss for potential acquisition related to economic development and infrastructure that were part of the original 6 properties identified in our December Executive Session for potential acquisition.

Mr. Burns noted that we had just heard about Michael Baker's proposal from Mr. Frary about the road and intersection network study that had been authorized by the board. We hope to move that project along.

Additionally, Mr. Burns spoke to the open space and recreational fields feasibility study that the board had authorized. Mr. Burns confirmed that staff and a couple board members did have a zoom meeting with the team at Sports Facilities Advisory in recent weeks. He confirmed he expected a proposal from them in the coming weeks.

Mr. Burns also discussed that he was directed by the board to interview communications/public relations firms in an effort to engage a firm that could help MIRIA more effectively communicate our mission and efforts to our community and to help MIRIA establish and manage a social media presence. He confirmed he had 2 zoom meetings, and that he had in hand one proposal and expected a second shortly. He confirmed he may have interest in interviewing a 3rd firm.

Mr. Burns also confirmed that he and Ms. Eberle expected to have virtual meetings with the water providers who had participated in our 2020 grant program and that we'd be seeking feedback and input about the program with the intention of reviewing grant guidelines ahead of the April 9th board meeting and to consider if tweaks to the guidelines may be appropriate given water provider feedback and our evaluation of the 2020 grant cycle. If tweaks were required, Mr. Burns expected that revised grant guidelines would be available for review and consideration at the April board meeting.

Mr. Burns noted the last item on his list was ethics forms. Pennsylvania requires that they be completed and on file annually. He confirmed he'd be emailing them to all board members in advance of the next board meeting and requested that board members promptly complete and return them.

Mr. Stephens underscored the importance of engaging a communications firm to compliment efforts of our compliance consultant and staff.

Mr. Stephens referred to the next agenda item of bills or communications and asked for the will of the board regarding the list of checks. Mr. Whiteside motioned for approval of the list of checks for MIRIA operational expenses and for the disbursement of accrued interest checks to grant applicants related to their local effort in the amount of \$17,597.92. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens asked for the will of the board regarding the approval of the PLGIT supplemental list of checks. Mr. Whiteside motioned to approve the PLGIT supplemental list of checks to be paid in the amount of \$6,448,126.59, subject to and conditioned upon voiding checks #1003 and #1004. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Stephens noted under additional business was to consider Resolution #2021-2 authorizing staff to amend our original Qualified Authority application with the PA Department of Revenue to add additional designated parcels. Mr. Stephens reminded the board that with the last cycle, we were only successful when all was said and done, of getting about 80 acres in a total of 100 possible acres afforded under the program. He confirmed the Department of Revenue had some very strict guidelines as to properties that qualify to be in the zone, and Mr. Burns had done research to identify additional parcels that could round out the 100 acres. Mr. Burns confirmed that the addition of these parcels is not expected to impact the 2021 cycle results, but the properties recommended should fit the strict guidelines of the Department of Revenue and that several of those parcels are ripe for redevelopment, that would positively impact the program in the years and cycles to come. Ms. Harmon motioned to approve Resolution #2101-2 authorizing MIRIA staff to amend our original Military Installation Remediation Program, Qualified Authority Application with the PA Department of Revenue, to amend and expand the list of “Designated Parcels” to include additional parcels. These additional parcels may include a proposed additional 7 parcels totaling approximately 19.112 acres. In the case that any or all of the additional parcels are rejected by the Department of Revenue, staff is further instructed to provide its’ best efforts in substituting parcels in an attempt to maximize “Designated Parcels” under the program. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. DeRosa – Aye

Ms. Conner-Hallston-Aye

Mr. Nesbitt – Aye

Ms. Harmon – Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens asked for the will of the board on the next agenda item, the consideration of Resolution 2101-#3 to approve and authorize condemnation on 986 Easton Road, Horsham, PA or for staff to enter into an agreement of sale on the property. Mr. Stephens asked Mr. Burns if he had any comments and Mr. Burns asked Ms. Eberle to speak to the matter. Ms. Eberle noted that in the board package was a short memo she prepared to the board explaining why the resolution is recommended and she had no intentions of filing a declaration of condemnation against the property and that staff would effort to negotiate an agreement of sale with

ownership. Mr. Burns further noted that this property was on the list of the 6 potential properties that were reviewed in the December Executive Session. Properties were prioritized and 986 Easton Road was the 2nd property on the list. We met with ownership of property #1 and could not come to terms on a sale. Staff has met twice with the ownership of 986 Easton Road and asked the board to consider the resolution recommended. Mr. Whiteside motioned to approve Resolution # 2021-3 to approve and authorize condemnation on 986 Easton Road, Horsham, PA or for staff to enter into an agreement of sale on the property. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. DeRosa – Aye

Ms. Conner-Hallston-Aye

Mr. Nesbitt – Aye

Ms. Harmon – Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Mr. Stephens – Aye

Motion passed unanimously.

Mr. Stephens excused himself from the meeting and asked Mr. Whiteside to continue.

Mr. Whiteside asked for the will of the board on the next agenda item, the consideration of Resolution 2021-#4 and asked Mr. Burns if he had any comments. Mr. Burns confirmed that 386 Easton Road was situated on Easton Road near the intersection of Horsham Road and Easton Road. The property is 1.2 acres and has an old residential building on the front of the property which was built in 1917 and a garage type building on the rear of the property. The property is zoned general commercial and was purchased by current ownership in 2016. This property is on the list of properties reviewed at the December Executive Session, and efforts were made to consider properties 3 and 4, and their acquisition was deemed not practicable. He recommended the board approve and adopt Resolution #2021-4. Ms. Conner-Hallston motioned to approve Resolution #2021-4 authorizing the condemnation on 368 Easton Road, Horsham, PA or for staff to enter into an agreement of sale on the property. Mr. DeRosa Seconded. Mr. Whiteside seconded. Mr. Burns confirmed it was a roll-call vote.

Mr. DeRosa – Aye

Ms. Conner-Hallston-Aye

Mr. Nesbitt – Aye

Ms. Harmon – Aye

Mr. Panzer – Aye

Mr. Whiteside – Aye

Motion passed unanimously.

Mr. Whiteside asked for the will of the board regarding the next agenda item seeking approval to authorize staff to engage and enter into an agreement with Michael Baker International for a transportation and infrastructure study of intersections and roadways in close proximity to the NAS-JRB Willow Grove property. Ms. Harmon motioned to approve and authorize staff to engage and enter into an agreement with Michael Baker International to conduct a study of the road network and intersections in close proximity to the NAS-JRB Willow Grove property. The fee for said study not to exceed \$89,730.00. Mr. DeRosa seconded. All were in favor and the motion passed unanimously.

Mr. Whiteside inquired if there was any additional business. There was none. Mr. Whiteside reminded all that the next MIRIA board meeting was to be held on Friday, April 9th, 2021 at 9:00 am at the Horsham Township Municipal Building.

With no other business, Mr. Whiteside adjourned the meeting at approximately 9:45 am.

/s/

Thomas Panzer, Secretary