

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • DECEMBER 19, 2012 • 3:30 PM**

In Attendance:

Authority Board

W. William Whiteside, III, Chair
Joanna M. Furia, Vice Chair
William Donnelly
Curtis Griffin (absent)
Mark McCouch

HLRA Staff

Michael J. McGee
Tom Ames
William Walker
Mary Eberle, Esquire

Chairman Whiteside called the meeting to order at 3:30 p.m. in the Horsham Township Municipal Building at 1025 Horsham Road, Horsham PA 19044 and led those in attendance in the Pledge of Allegiance to the flag.

Mr. Whiteside started the meeting by asking if there were any questions or comments from the public; there were none.

Mr. Whiteside asked for the will of the Board regarding the minutes of the HLRA meeting on November 14, 2012. It was moved by Mr. Donnelly, second by Mr. McCouch to approve the minutes of the November 14, 2012 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to provide the Executive Director's Report. Mr. McGee stated that the HLRA has received additional information from the DVHAA that was requested by the Navy for the fencing work and approval is expected shortly. Also, the HLRA has received the sublicense from the DVHAA and are waiting for a revised certificate of insurance so the P3 can be moved. Mr. McGee advised that the Deed was ready for the Off-Site Housing property that was being transferred to the Bucks County Housing Group (BCHG). He added that the Navy wanted to transfer the deed to the HLRA but the Legally Binding Agreement (LBA) assigned the rights to Ivyland Borough and Warminster Township. The HLRA will not take possession of the homes; Ivyland Borough is currently reviewing the documents.

Mr. McGee indicated that the Navy was preparing for negotiations with the Bucks County Redevelopment Authority (BCRDA) for the Shenandoah Woods property in Warminster, PA. He added that the term 'negotiated sale' is a misnomer as the Navy has the property appraised and it is now up to BCRDA to accept price or come up with reasoning as to why the price is incorrect.

Mr. Whiteside asked for the Solicitor's Report. Ms. Eberle indicated she had no report at this time.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Ms. Furia, seconded by Mr. Donnelly to approve the list of checks in the amount of \$29,552.62. All in favor, motion passed unanimously.

Under new business, Mr. McGee discussed the scope of the Navy's Environmental Impact Statement (EIS) process. He stated that there were scoping meetings hosted by the Navy and its consultant last week and they did a very good job with presenting the information. He added that there is a deadline of December 31, 2012 for comments and suggested that the Board submit their comments. Ms. Furia commented that she thought the draft letter prepared by the staff was concise but covered all topics that were of concern including traffic, open space, the lack of infrastructure particularly water and sewer. Mr. McGee indicated that the Navy is very familiar with the delays but not sure that the consultant is aware of all of the obstacles as there is no water and sewer, no heat, the sewage treatment plant was given to the Horsham Air Guard who demolished it and the wells were given to the Air Force; all of these items have a significant impact on what they are studying. Mr. McGee noted that all major projects go through the same type of study (such as a road widening) and you have to look at all alternatives, that is why the Navy had to look at (a) doing nothing with the property and leaving it in caretaker status (b) the approved redevelopment plan (c) a denser version of the redevelopment plan and (d) airport option. He reiterated that they are not second guessing the HLRA and how the property will be built out, they are just showing the environmental impacts of each alternative. He added that there is a lot of confusion as to why they are studying the airport option but this study taking place now will ensure every possibility has been looked at and expedite the process. Mr. McCouch questioned if there was anything the HLRA could do to make people more aware regarding the airport option. Mr. McGee explained that the EIS is very complicated and there is a solid line between this being a Navy process, not our process. Mr. McCouch reiterated that he thought it would be helpful to better explain what they are doing. Mr. Donnelly suggested providing a link on the HLRA website to the Navy EIS website.

Mr. Donnelly moved to direct the HLRA to finalize the draft letter to the Navy regarding the Navy's Environmental Impact Statement (EIS). The move was seconded by Mr. McCouch. All in favor, motion passed unanimously.

Mr. McGee stated that the HLRA had received two proposals from consultants in response to the Request for Proposals relating to the Economic Development Conveyance (EDC) application and that Mr. Whiteside and Ms. Furia met with the consultants with regard to their proposals. He added that each firm was asked to provide additional information. The discussions were very informative and the current plan is to have a recommendation to the Board for the January 2013 meeting and get contracts signed shortly thereafter. Mr. McGee pointed out that no property transfer will happen until after the EIS is completed so we will still be finished well in advance of the EIS schedule.

Mr. Whiteside indicated the next item on the agenda was the approval of the meeting schedule for 2013. Mr. Donnelly moved to approve the HLRA meeting schedule as presented and for the meetings to remain on the third Wednesday of every month at 3:30pm in Council Chambers. The move was seconded by Ms. Furia. All in favor, motion passed unanimously.

The proposals for auditing services for the year ended December 31, 2012 by Bee, Bergvall & Co. were discussed next. It was explained by Mr. McGee that two audits were going to be needed this year as the original authority, Horsham Township Authority for NAS-JRB terminated operations this year and the new authority, Horsham Land Redevelopment Authority was created in 2012 so a separate audit will need to be done for each.

Mr. McGee indicated that Bee, Bergvall & Co. was a very well-known auditing firm and currently handles the township financial audits as well. Ms. Furia asked for a comparison of costs with last year's price. Mr. McGee explained that the HLRA grant was in excess of \$500,000 last year so a much more detailed audit had to be performed which was twice as expensive. The price this year is \$3,300 per audit which is the same price from two years ago. Mr. McCouch moved to approve the proposals for auditing services for the year ended December 31, 2012 by Bee, Bergvall & Co. The move was seconded by Ms. Furia. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on January 16, 2013 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:55 p.m.

Respectfully,



William T. Walker
HLRA Secretary