

**HORSHAM LAND REDEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**WEDNESDAY • DECEMBER 18, 2013 • 3:30 PM**

In Attendance:

Authority Board

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

HLRA Staff

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

Chairman Whiteside called the meeting to order at 3:35 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 20, 2013. It was moved by Mr. Donnelly, seconded by Mr. Griffin, to approve the minutes of the November 20, 2013 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to provide the Executive Director's Report

Mr. McGee updated the Board with recent information from the Navy BRAC PMO office on their Environmental Impact Statement (EIS). He indicated that the Navy expects to have the announcement in the Federal Register on December 27, 2013 concerning the release of the draft EIS for review. He added that the Navy plans to schedule a public meeting Monday, January 13, 2014 in the evening and Tuesday, January 14, 2014 in the afternoon. This schedule will allow the HLRA to review the document before the next HLRA meeting in January 2014.

Mr. McGee introduced Dan Schnepf and Mike McGoldrick from Matrix Design Group, who would be updating the Board on the HLRA's Economic Development Conveyance (EDC) application. He indicated that the EDC is the start of real estate negotiations with the Navy for the 862 acres of surplus property and that all documents associated with real estate negotiations are exempt from the freedom of information act. Once the negotiations are completed and the Board acts favorably on the real estate acquisition that document will be a public document.

Dan Schnepf began by explaining the methodology the Federal Government uses to transfer property at closed military bases. The point of an EDC is to create new jobs and offset the devastating effects of the base's closure. The EDC application includes analysis and proforma that considers infrastructure requirements, market conditions, fiscal impacts and a financial plan necessary to redevelop the base. Matrix's assessment looked at a parcelization plan, infrastructure improvements needed, phasing of the redevelopment and the environmental conditions that were still being investigated by the Navy. Mr. McGee asked Mr. Schnepf to discuss how Matrix came up with the phasing plan. Mr. Schnepf indicated that a market study was completed to determine what are the typical absorption rates for each type of land use; that study indicated that the residential land use

could be absorbed first and with retail use second. The projected absorption of the office space would be much longer, perhaps as long as 28 years. He added that the pricing model was based on the HLRA receiving the property within the next year and that the required infrastructure was in place. Mr. McGee shared with the Board that timing of the property transfers by the Navy is the key component of the redevelopment. The HLRA needs to be in position to execute a deal and take advantage of the market. It was pointed out by Mr. Schnepf that the projections remain in effect for six months.

Relating to the Findings of Suitability to Transfer (FOST) information, Mr. McGee explained that the Navy is preparing three (3) separate Findings of Suitability to Transfer (FOST) documents since they are planned to transfer the property in three phases. The first transfer would include the property from Keith Valley Road at the north end of the base southward to the old 'Bazaar' property on Easton Road (Route 611) below Maple Avenue (running the entire length of the runway in the center part of the base). The second property transfer would be the land and buildings from the taxiway east to Easton Road (Route 611) where most of the buildings are located. The Navy still needs to complete radiological surveys of some of the buildings in that portion of the base. Final property transfer would be from the Runway west to Horsham Road (this area includes the site of the two landfills and fire training area). Mr. McGee stated that radiological surveys have not been done on the landfills yet and no schedules have been given as to when this will be accomplished. He indicated that if the Navy does not complete remediation in a timely manner, it prevents Norristown Road and Privet Road from being extended through the base.

Mr. McGee reminded the Board that there are several different approaches to financing the project. He noted that several LRA's had acted as the master developer at their bases but most examples are from when no-cost EDC's were in place. For BRAC 2005 closed bases the Federal Government is required to get compensation for the properties they transfer. Mr. McGee recommended that the HLRA proceed with a master developer concept so that risk and skills are vested with a master developer which reduces the municipal and LRA risk. Since the Navy is proceeding with the EIS process which they expect to result in a Record of Decision (ROD) in 2014, the HLRA should have a partner in place in the Spring of 2014 in order to be prepared to transfer the property should the Navy be able to transfer the property.

Mr. McGee discussed the HLRA's proposed schedule by indicating that if the Board acted on the EDC next month, then a Request for Qualifications (RFQ) would be issued nationwide for major developers in February, 2014. We would be asking interested developers to provide information on their capabilities and, most importantly their ability to finance the development. From information received, the Board will develop a short list of developers or development teams and issue a Request for Proposals (RFP) asking for specific details on how they interpret the redevelopment plan with specific information such as amenities in the town center, architectural designs, etc. of the development. Based on the proposals received and interviews, a master developer will be identified to be the preferred partner with the HLRA during negotiations with the Navy. Mr. McGee added that the master developer selection process will coincide with the EDC negotiations so that the master developer will be on board when the initial funding is required. Ideally the HLRA will be in a position to execute an agreement with the preferred master developer at the conclusion of the negotiations with the Navy.

Mr. Whiteside asked if the use of a master developer means that the HLRA would lose control of the project. Mr. McGee responded that the HLRA will still be responsible for the redevelopment of the property in accordance with the redevelopment plan. He added that the HLRA would always be the

entity that the federal government deals with. Ms. Eberle added that the HLRA would establish terms in the agreement with the master developer on how much authority the HLRA wishes to retain.

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

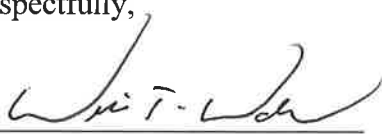
Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Ms. Furia, seconded by Mr. McCouch, to approve the list of checks in the amount of \$108,009.81. All in favor, motion passed unanimously.

Mr. Whiteside indicated the next item on the agenda was the approval of the meeting schedule for 2014. 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 Horsham Township Council Chambers. The move was seconded by Ms. Furia. All in favor, motion passed unanimously.

The proposal for auditing services for the year ended December 31, 2013 by Bee, Bergvall & Co. was discussed next. Mr. McGee explained that Bee, Bergvall & Co. had been the authority's auditor since their inception and recommended the HLRA continue to use them. It was moved by Mr. McCouch, seconded by Mr. Donnelly, to approve the proposal from Bee, Bergvall & Co. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on January 15, 2014 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 4:30 p.m.

Respectfully,



William T. Walker  
HLRA Secretary