

**HORSHAM LAND REDEVELOPMENT AUTHORITY  
MEETING MINUTES  
WEDNESDAY • APRIL 16, 2014 • 3:30 PM**

In Attendance:

Authority Board

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

HLRA Staff

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

Mr. 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 Election of Officers. It was moved by Mr. McCouch, seconded by Dr. Griffin to nominate W. William Whiteside as Chair, Joanna Furia as Vice Chair and William Walker as Secretary/Treasurer. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the Board regarding the minutes of the HLRA meeting on January 15, 2014. It was moved by Mr. McCouch, seconded by Dr. Griffin, to approve the minutes of the January 15, 2014 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to provide the Executive Director's Report. Mr. McGee indicated that the HLRA had submitted an application to Office of Economic Adjustment (OEA) for a fourth grant to cover the HLRA's operational expenses. The application was reviewed favorably by OEA's Technical Review Committee. The HLRA expects a letter from Patrick O'Brien notifying us of the grant award. The grant provides 90% reimbursement with the HLRA providing the remaining ten percent. Mr. McGee added that the grant amount is approximately \$630,000. He also advised that we have yet to reach maximum line of credit with Horsham Township.

Mr. McGee indicated that ten (10) major developers have expressed interest in redeveloping the former base. He added that all ten are major players in the development world and all ten are capable of doing the job if they commit the necessary resources. Mr. McGee listed the ten responders, in alphabetical order, American Real Estate Development; a joint venture between AvalonBay Communities, Pulte Group and Paramount Realty; Catellus Development Corporation; Hankin Group; LCOR; Lennar; NVR; O'Neill Properties; Realen Properties; and Toll Brothers.

Mr. McGee suggested the Board go into Executive Session immediately following the meeting to discuss the statement of qualifications further. He also recommended meeting with each of the master developer teams in order to fine tune the HLRA's Request for Proposals (RFP) and to get to know each team a little better. Mr. McGee added that he considered the volume of responses as confirmation that the HLRA's Redevelopment Plan is an attractive plan and the number of responses shows that people with development experience want to be involved.

Mr. Whiteside asked where things stand from a timing standpoint on the ability to acquire the property. Mr. McGee responded that the Navy's schedule had slipped on its Draft Environmental Impact Statement (EIS). He continued that the Navy is still hopeful the EIS will be completed this summer with a Record of Decision. Mr. McGee explained that the Navy had not started their review of our Economic Development Conveyance (EDC) application that was submitted in January, 2014 due to budget issues. He stated that he believed that the first area could be transferred late this year or in early 2015 including the area known as FOST 1, which runs with the runway from Keith Valley Road to Maple Avenue. This area would be under HLRA control assuming EIS is complete and the HLRA is able to negotiate terms and conditions with the Navy. The FOST 2 area includes several old buildings along Route 611 and could be obtained in 2016 and FOST 3, where the landfills are along portions of Horsham Road, could be transferred by 2020.

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

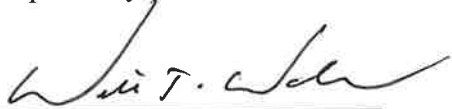
Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. McCouch, seconded by Dr. Griffin, to approve the list of checks in the amount of \$146,399.30. All in favor, motion passed unanimously.

Under new business, Mr. McGee indicated that the Lease and License extension with the Navy and the Sublease and Sublicense with the DVHAA were due to expire May 31, 2014 and the DVHAA was requesting an extension. The Navy has agreed to extend the lease for a year with the option of two additional one year periods. Mr. McGee added that the Lease was for the building and grounds where the DVHAA museum sits and the License is for the electric line to the restoration area. A question from Mr. Whiteside on if this was the only change to the agreements was answered by Mr. McGee. He confirmed that just the dates were being changed. Mr. McCouch made a motion to authorize the Executive Director to sign the Lease and License extension with the Navy and the Sublease and Sublicense with the DVHAA. Ms. Furia seconded the motion. All voted in favor, motion passed unanimously.

Under additional business, Mr. Whiteside clarified that the Board would be going into Executive Session immediately following the meeting to discuss matters relating to the acquisition of real estate.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on May 21, 2014 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:50 p.m.

Respectfully,



William T. Walker  
HLRA Secretary