

**HORSHAM LAND REDEVELOPMENT AUTHORITY  
MEETING MINUTES  
WEDNESDAY • OCTOBER 15, 2014 • 3:30 PM**

In Attendance:

Authority Board

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

HLRA Staff

Michael J. McGee  
Tom Ames (absent)  
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 minutes of the HLRA meeting on August 20, 2014. It was moved by Mr. McCouch, seconded by Mr. Griffin, to approve the minutes of the August 20, 2014 HLRA meeting. All voted in favor, motion passed unanimously.

Gregory Preston, Director of the Navy Base Closure Program Management Office was introduced by Mr. Whiteside and gave a Navy update to the HLRA Board and audience. His update included information about plans in 2015 for a Historical Radiological Assessment at the former NAS-JRB. He indicated that eighteen sites on the former base have been chosen for study, including the former hangars, landfills and places where painting of aircraft dials took place. Mr. Preston indicated they do not expect to find anything but they cannot guarantee that so the Navy plans to error on the side of caution.

Mr. Donnelly questioned why property could not be transferred until the end of 2015 because of this Radiological Assessment. Mr. Preston indicated there is a FOST issue that the Navy did not anticipate and that is the finding of perfluorooctane sulfonate (PFOS) and the compound made to replace it, perfluorooctanoic acid (PFOA). Mr. Preston added, if the perfluorinated compounds were not an issue, the Navy was prepared to transfer 600 of the 862 acres sought by the HLRA at the end of 2014. Mr. Preston added that the silver lining is that in the redevelopment plan, the HLRA did not plan on using ground water and there will likely be groundwater exclusion as a condition of the property transfer.

Mr. Preston stated that two of the Horsham Water and Sewer Authority (HWSA) wells have been impacted by PFOS and the Navy is in the process of negotiating a Cooperative Agreement with HWSA. Navy plans to use granular activated carbon filtration systems to remove PFOA and PFOS contaminants from the well water. Mr. Preston indicated that transfer could take place the end of 2015 but there are a lot of uncertain issues. He added that the paramount issue

is that human health and the environment are protected and that the Navy makes sure they do this right and do it safely.

Mr. Preston stated that the Navy had held an open house on October 7, 2014 to educate Horsham residents about the water contamination. He estimated the turnout at about 300 residents who wanted to know what was being done to protect the water supply after traces of the compounds were found in public and private wells near the former base.

Mr. Preston provided that the Navy has been supplying households with bottled water if wells contain PFOS at or above 0.2 parts per billion, the Provisional Health Advisory established by the Environmental Protection Agency. Mr. Preston added the Navy plans to spend "a significant amount of money" to have Warminster residents hooked up to public water (due to similar groundwater issues there). He expects the same solution in Horsham "if their wells register above the limit." He pointed out that while the Navy left the Naval Air Warfare Center in 2000, it hasn't abandoned the site. Mr. McGee commended Mr. Preston and his team for responding as quickly as they have.

Ms. Eberle asked about the criteria for stopping the testing. Mr. Preston answered that the challenge is proving that Navy is the source of the contamination. Mr. McCouch questioned if a well is contaminated outside the 1 mile circle drawn on the map, do you draw a bigger circle. Mr. Preston responded "only if we feel it is the Navy that caused the problem." Ms. Furia questioned if the agreement with HWSA was in the works or signed. Mr. Preston indicated discussions would be started in the next couple of weeks. Ms. Furia followed up by asking if the Navy was paying HWSA for anything now. Mr. Preston responded the Navy was currently only paying for testing of the wells as they do not have a contract with HWSA yet.

Mr. Preston discussed the Environmental Impact Statement (EIS) and explained that there had recently been a change in leadership; Steve Iselin is the new Deputy Assistant Secretary of the Navy and he would need to be briefed about NAS-JRB Willow Grove. Mr. Preston indicated that the hope was to brief him next month as they are waiting on a second round of EPA questions. He added that once they received approval, they would publish the Environmental Impact Statement and would expect to have the Record of Decision (ROD) in December 2014 or January 2015.

Mr. Preston shared that the Economic Development Conveyance (EDC) was being reviewed and they expected to have questions for the HLRA next week. He indicated that while the HLRA was working to establish their choice for a Master Developer, the Navy has questions on the HLRA's EDC application. Mr. McGee questioned how long after FOST does the Deed change hands. Mr. Preston answered that it could be transferred within 30 days.

Mr. McGee inquired what the Navy's thoughts were on a Finding of Suitability for Early Transfer (FOSET). Mr. Preston indicated that due to the PFOS, the site would not qualify for a FOSET and did not think EPA or the State would allow the FOSET.

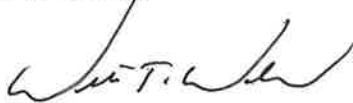
Mr. Whiteside asked for the Executive Director's Report. Mr. McGee indicated he had no report at this time.

Mr. Whiteside asked for the Solicitor's Report. Ms. Eberle indicated that she has been working with Mr. McGee on the many legal issues facing the authority as well as reviewing the Master Developer proposals.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. Donnelly, seconded by Mr. McCouch, to approve the list of checks in the amount of \$74,761.92. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on November 19, 2014 at 3:30 p.m. in the Horsham Township Municipal Building. Mr. Whiteside stated that the Board would be meeting in Executive Session after the meeting to discuss real estate transactions. There being no further business, the meeting was adjourned at 4:30 p.m.

Respectfully,



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William T. Walker  
HLRA Secretary