

**HORSHAM LAND REDEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**WEDNESDAY • SEPTEMBER 16, 2015• 3:35 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  
William Walker  
Mary Eberle, Esquire

Chairman Whiteside called the meeting to order at 3:35 p.m. in the Horsham Township 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 stating that the Board had just completed an Executive Session on the matter of real estate transactions and asked if there were any questions or comments from the public, Mr. Bill Randell of 105 Gerstley Rd. Hatboro, PA requested that the Board consider his recent proposed idea of making the surplus property into a fair ground. Mr. McGee indicated to Mr. Randall that the current plan for NAS-JRB base has gone through every step required by the Federal Government and has been approved by various governmental agencies that are involved in the base closure process. Ms. Eberle added that she did not foresee the community being favorable to any change in the current plan since hundreds or even thousands of residents provided input to the Board during the creation of redevelopment plan. Mr. Whiteside thanked Mr. Randell for his comments.

Mr. Whiteside asked for the will of the Board regarding the minutes of the HLRA meeting on August 19, 2015. It was moved by Mr. Donnelly, second by Mr. McCouch to approve the minutes for the August 19, 2015 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee announced that the Navy would be holding their quarterly Restoration Advisory Board (RAB) meeting this evening September 16, 2015 at 6:30 pm in the Horsham Township Community Center. He explained that the RAB meeting would be informative to the community as they would be addressing the environmental contaminant issues. Mrs. Furia asked why the location of the RAB meeting had been changed from the Horsham Township Library to the Horsham Township Community Center. Mr. Ames explained that the last RAB meeting held on June 10, 2015 at 2:00 pm was highly attended by the community. Mr. McGee added that the Navy wants to be prepared to host a large crowd for this meeting since it involves three communities; Horsham, Warminster, and Warrington.

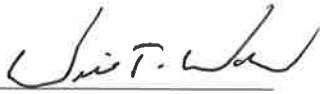
Mr. Whiteside asked Ms. Eberle for the Solicitor's Report. Ms. Eberle stated that the HLRA staff has been working very hard with Catellus and Matrix to move the negotiation process forward with the Navy and the submittal of the EDC application.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. McCouch, seconded by Mr. Griffin, to approve the list of checks in the amount of \$71,793.15. All in favor, motion passed unanimously.

Mr. Whiteside asked if there was any new business.. Mr. McGee reminded the Board it had approved an EDC application in January 2014 that was then submitted to Navy for review. That application has received limited feedback from the Navy. Mr. McGee stated that the proposed method of disposal of the surplus property is an Economic Development Conveyance (EDC). He indicated that the HLRA does have an exclusive negotiation agreement with Catellus and working toward Master Development Agreement (MDA). Mr. McGee stated that there has been a lot of collaborated work between the HLRA, Matrix Design Group and Catellus. This process will start to re-energize the negotiation with the Navy and provide terms and conditions of transfer with the Navy. Mr. McGee asked for the approval of the board to submit an updated EDC application.. Ms. Eberle added that the HLRA needs to update the EDC application due to a variety of different circumstances that have presented themselves over the past year; mainly newly discovered environmental issues at the base. Ms. Eberle indicated this EDC submittal is a positive step for the HLRA to move forward with the negotiation with the Navy. Mr. McGee stated that this is a real estate negotiation that is protected by the Right to Know Law and the document will be made available when the negotiations are final. Mr. Randell voiced his opinion that the HLRA Board should be more transparent with the documents. Mr. Whiteside replied to Mr. Randell's concern that the documents would be available when the financial agreement is complete. Mr. Whiteside asked for the will of the Board regarding authorization to the HLRA to submit an Updated Economic Development Conveyance (EDC) application. It was moved by Ms. Furia, second by Mr. Donnelly to authorize the HLRA staff to submit the updated Economic Development Conveyance (EDC) in a form substantially as presented to the Board and further authorize the Authority to commence negotiations with the Department of the Navy consistent with the update submitted.. All voted in favor, motion passed unanimously.

Mr. Whiteside asked if there was any additional business, there were none.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on October 21, 2015 at 3:30 pm in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:56pm.



---

William T. Walker  
HLRA Secretary