

HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • JANUARY 20, 2016 • 3:30 PM

In Attendance:

Authority Board

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

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 Building at 1025 Horsham Road, Horsham PA 19044 and led those in attendance in the Pledge of Allegiance to the flag.

Mr. Whiteside announced that the Board had an executive session prior to the Board meeting concerning real estate transactions.

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 for 2016. It was moved by Mr. Donnelly, seconded by Ms. Furia to nominate W. Winston Whiteside as Chair, Joanna Furia for Vice-Chair and William Walker as Secretary/Treasurer for 2016. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the Board regarding minutes of the HLRA meeting on November 18, 2015. It was moved by Mr. Donnelly, second by Ms. Furia to approve the minutes for the November 18, 2015 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee stated the HLRA has been working very hard on a number of items. The HLRA has been monitoring the progress that the Navy has been making with the Sampling Analysis Plan (SAP) to gain a better understanding of the PFC contamination issue upon NAS-JRB Willow Grove Naval Base. Mr. McGee noted a number of new wells are being drilled for testing and the faster that the Sampling Analysis Plan is complete the more information the Navy can deliver to the EPA. Mr. McGee highlighted that the PFC issue is not just a Horsham issue but is a national issue that the EPA will have to address. The EPA has to develop a guideline for PFC's for the nation to follow. Mr. McGee pointed out that the contamination issue is the main issue in negotiations with both the Navy and Catellus. The Navy will have to be given direct guidelines on the proper cleanup for the PFC contaminations to establish land use controls. The land use controls are essential for

establishing the value of the land. The Navy will be responding to the congressional mandate to present to Congress a timeline of when the HLRA will get the property. The current timeline for FOST 1 (Finding of Suitability to Transfer) will transfer in 2018 and is projected to include 540 acres. Mr. McGee also noted that the Navy is following through with an appraisal of the property to obtain a number to negotiate for the land value. The HLRA received a copy of the Scope of Work for the Appraisal and will be following up to the Navy with a number of proposed revisions. The appraisal process time frame is short and the HLRA hopes to receive confirmation that the appraisal is complete in November 2016.

Mr. McGee shared with the Board that the HLRA is still working with their partner Catellus Development Corporation to secure a Master Development Agreement (MDA) but it cannot be completed until the unknowns of the property have been answered by the Navy and EPA. Mr. McGee noted that all of these delays have caused the HLRA to spend more money than anticipated. The HLRA is funded ninety percent on a Federal Grant from OEA and the other ten percent from Horsham Township. The ten percent contribution from Horsham Township includes in-kind services from employees of the Township, and the HLRA rent for office space in the Township Building. The HLRA has requested additional funds from OEA to cover on-going expenses.

Mr. McGee updated the Board that the Navy's consultant has responded to the HLRA EDC application with a list of questions and comments. The HLRA will have a response in the near future.

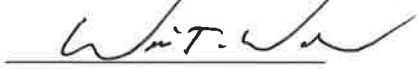
Mr. Whiteside asked Ms. Eberle for the Solicitor's Report. Ms. Eberle stated that she had nothing specific to report at this time but had been working diligently on the current negotiations with both parties; the US Navy and Catellus.

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 \$30,133.58. All in favor, motion passed unanimously.

Mr. Whiteside indicated the next item on the agenda was the approval of the meeting schedule for 2016. 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 voted in favor, motion passed unanimously.

The proposal for auditing services for the year end December 31, 2015 was next discussed. It was moved by Ms. Furia, seconded by Mr. Donnelly, to approve the proposal from Bee, Bergvall & Co. to provide audit services for the 2015 year. All voted in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on February 17, 2015 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:45pm.

A handwritten signature in cursive script, appearing to read "W.T. Walker", is written over a horizontal line.

William T. Walker
HLRA Secretary