

**HORSHAM LAND REDEVELOPMENT AUTHORITY**  
**MEETING MINUTES**  
**WEDNESDAY • APRIL 20, 2016 • 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  
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 minutes of the HLRA meeting on March 16, 2016. It was moved by Mr. Donnelly, second by Ms. Furia to approve the minutes for the March 16, 2016 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee noted that the HLRA has applied for a new grant with The Office of Economic Adjustment (OEA) and a request for additional funds for the current grant. The OEA has introduced a new software to submit documents that has been demanding for the HLRA and OEA staffs. Mr. Tom Ames, the HLRA Deputy Director, has been working diligently with Mr. Jim Holland with the OEA to finalize the next grant and the amendment to the current grant. Mr. McGee stated, with verbal assurances from the OEA, the HLRA expects to receive final approval in the next few weeks. The HLRA is funded ninety percent on a Federal Grant from OEA and the other ten percent with a loan from Horsham Township. The ten percent contribution includes in-kind services from employees of the Township, and the HLRA rent for office space in the Township Building.

Mr. McGee shared with the Board that the environmental concerns of the property continue to be the HLRA's primary focus. He expressed that the property has been declared a Superfund Site since 1995 but has gained recent attention with the emerging PFC contamination found on the property. The EPA has declared PFC's an emerging contaminant that needs further study. Mr. McGee noted that the Navy has moved forward with a Sampling Analysis Plan (SAP) that

requires thirty-two additional wells to be drilled for testing along with soil samples. He explained that the SAP is designed to identify the location and flow of the PFC's. After the testing is complete the Navy will send the study's results to the EPA and DEP for their review. Mr. McGee mentioned the adjoining Horsham Air National Guard facility has started to do the same testing. He stated that although the Horsham Air National Guard is a separate entity this is beneficial for the region's water quality and the health and safety of Horsham residents. Mr. McGee expressed hope that the EPA will set guidelines within the next few weeks.

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) and the US Navy to come to an agreement of the property value. He explained that both negotiations cannot be completed until the EPA establishes final guidelines.

Mr. McGee provided that the Navy continues to indicate that the first portion of the property (700 acres) will be transferred in 2018. The remainder of the property (the two landfills in the vicinity of Horsham Road) in 2020.

Mr. Whiteside asked Ms. Eberle for the Solicitor's Report. Ms. Eberle stated that she had nothing beyond what Mr. McGee shared. She noted that the HLRA staff and consultants host a weekly conference call to update all involved parties of the most current happenings with the redevelopment.

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 \$73,174.34. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on May 18, 2016 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 4:00 pm.



William T. Walker  
HLRA Secretary