

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • JANUARY 18, 2017 • 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
Larry Burns
William Walker (Absent)
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 asked for the will of the Board regarding the Election of Officers for 2017. It was moved by Mr. Donnelly, seconded by Mr. Griffin to nominate W. Winston Whiteside as Chair, Joanna Furia for Vice-Chair and William Walker as Secretary/Treasurer for 2017. All voted in favor, motion passed unanimously.

Mr. Whiteside asked 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 April 20, 2016. It was moved by Ms. Furia, second by Mr. McCouch to approve the minutes for the April 20, 2016 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee stated that the Horsham Land Redevelopment Authority (HLRA) has had little activity due to the water contamination issues on the Navy's Property (NAS-JRB), Horsham Air Guard Station (HAGS) and throughout Horsham Township and the neighboring communities. Mr. McGee noted that the HLRA has continued to have some discussion with the Navy concerning the terms and conditions of the transfer but, the Navy is awaiting feedback from EPA and PaDEP as well as others. Once the Navy has received the feedback on the Sampling and Analysis Plan there will be additional testing conducted. The Navy will then prepare a proposed remediation plan. Mr. McGee stated that after these steps are completed by the Navy and the EPA; Horsham Township and the HLRA will review the affects, if any, the remediation plan will have on the approved Redevelopment Plan and thus, on the value of the property. Mr. McGee noted that the Navy indicated this plan is still projected to be approved in September 2017. Mr. McGee stated that although the HLRA has had little activity, Horsham Township and the Horsham Water and

Sewer Authority have been working diligently and have made progress in addressing the water contamination caused by the Military.

Ms. Furia questioned the agenda item that proposed a quarterly meeting schedule. Mr. McGee replied since the HLRA has had little activity and the next few months seem to look the same the he is proposing to have quarterly meetings instead of cancelling scheduled monthly meetings due to lack of activity. Mr. McGee confirmed should there be a need, additional meetings can be scheduled and advertised.

Mr. Whiteside questioned if the Office of Economic Adjustment (OEA) have been made aware of the reason for such little activity with the redevelopment. Mr. McGee noted that he has spoken with Mr. O'Brien Director of OEA and that he is familiar with the problems at the former NASJRB Willow Grove. Mr. McGee confirmed that Mr. O'Brien speaks very well of the HLRA program and thinks it will be a successful project. The HLRA is funded ninety percent by 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 renting for office space in the Township Building.

Mr. Whiteside asked Ms. Eberle for the Solicitor's Report. Ms. Eberle stated that she had nothing beyond what Mr. McGee shared.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. McCouch, seconded by Mr. Donnelly, to approve the list of checks in the amount of \$271,421.95. All in favor, motion passed unanimously.

Mr. Whiteside indicated the next item on the agenda was the approval of the quarterly meeting schedule for 2017. Mr. Donnelly moved to approve the HLRA quarterly meeting schedule as proposed (the 2017 HLRA Meeting Schedule is attached hereto). The move was seconded by Ms. Furia. All voted in favor, motion passed unanimously.

Mr. McGee provided an update on the current status of the Line of Credit and that he requested Horsham Township Council approve an additional \$750,000 to the existing Line of Credit. This increase is expected to fund the HLRA activities through the negotiation process with both the Navy and the Master Developer. Ms. Furia made a motion to approve the addendum to the Line of Credit with Horsham Township and the execution of the additional note. This motion was seconded by Mr. McCouch. All voted in favor, motion passed unanimously.

Mr. McGee presented a proposed 2017 Budget and noted that the proposed budget is a very optimistic budget and anticipates significant expenses associated with negotiations with the Navy and the Master Developer (that may not take place) and an additional OEA Grant. Mr. Whiteside asked for the will of the Board concerning the 2017 Budget. It was moved by Mr. Donnelly, second by Mr. McCouch

Roll Call Vote:

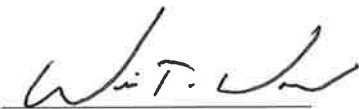
Dr. Curtis Griffin – Aye
Mark McCouch – Aye
William E. Donnelly - Aye
Joanna M. Furia, Esquire - Aye
W. William Whiteside III - Aye

Motion passed unanimously

Mr. McGee noted that the Board was presented with the results of the request for proposals for auditing services for the year end December 31, 2016. It was moved by Ms. Furia, seconded by Mr. McCouch, that henceforth the HLRA appoints an auditor on an annual basis different then the Township's auditor and furthermore retains Maillie to provide audit services for the HLRA for the year ending December 31, 2016 per their November 11, 2016 proposal. All voted in favor, motion passed unanimously.

Mr. Whiteside move to the next item on the agenda to consider lease and license extensions with the Navy and sublease and sublicense extensions with the DVHAA. Ms. Eberle indicated to the Board that upon signing the Sub-Lease agreement the DVHAA will be expected to continue to provide escrow as detailed in the sublease in a form satisfactory to staff. Mr. McCouch made a motion to approve both the Lease and License with the Navy subject to DVHAA signing the sublease and sublicense and providing the escrow as detailed in the sublease in a form satisfactory to the staff. Mr. Griffin seconded the motion. All voted in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on April 19th, 2017 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