

HORSHAM LAND REDEVELOPMENT AUTHORITY

MEETING MINUTES

WEDNESDAY • July 19, 2023 • 3:40 PM

In Attendance:

Authority Board

W. William Whiteside, III, Chair
Joanna M. Furia Esq., Vice Chair
Eric Coombs
Joseph Wade

HLRA Staff

Tom Ames
Larry Burns
Michael Shinton
Mary Eberle, Esquire
William Gildea-Walker

Not Present:

Mark McCouch
William Gildea-Walker

Chairman Whiteside called the meeting to order at 3:40 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 held an Executive Session immediately prior to the meeting for the purpose of discussing real estate matters.

Mr. Whiteside asked if there were any questions or comments from the public, there were none.

The next item on the agenda is the appointment of the Executive Director. Mr. Whiteside asked Mr. Ames to explain the need for the appointment. Mr. Ames stated that the retirement of Mike McGee at the end of December 2022 was unexpected and since the OLDCC grant was at the middle of term, it was determined that a short term plan of moving Mr. Ames to the Executive Director would be appropriate. This would allow Horsham Township to adjust staff to permit Mr. Shinton to have additional time to perform the Executive Director's duties as well as give the HLRA time to advise OLDCC of this plan. Both of these efforts have been accomplished and Mr. Ames plans to return to the part time Deputy Director's position. Mr. Coombs moved to appoint Mr. Mike Shinton as Executive Director of the Horsham Land Redevelopment Authority; second by Ms. Furia. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the Board regarding minutes of the HLRA meeting on April 19, 2023. It was moved by Ms. Furia, second by Mr. Coombs, to approve the minutes for the April 19, 2023 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the Executive Director's Report. Mr. Shinton thanked the Board for their support as Executive Director. He noted that the Financial Update had been distributed last week. He noted that a request had been submitted to OLDCC to extend the current grant for an additional thirty days. This will permit continued negotiations with the Navy and allow funds in the grant identified for that purpose to be more fully used. This extension to the grant period has been approved by OLDCC. A new grant application is currently under review at OLDCC; this grant will cover the next twelve months starting August 1, 2023.

Mr. Shinton also noted that we have a new OLDCC project manager (Ana Forbes). Ms. Forbes and the former PM (Liz Chimienti) visited the HLRA in June 2023. HLRA staff gave them a briefing on all HLRA matters. The visit included a windshield tour of the NAS-JRB WG base as well as one of Horsham Water & Sewer's GAC units (to give them a sense of the size of those units needed to address the PFAS contamination from the former base). OLDCC continues to be very supportive of the HLRA and assured staff that the grant application will be funded.

Mr. Shinton noted that the consultant hired to provide technical assistance on environmental matters (particularly PFAS) (Sanborn Head) had reviewed the data provided to them and conducted a briefing for HLRA and local water providers. The morning session included a summary of regulatory issues as well as a review of current technology to address PFAS contamination. The afternoon session addressed the environmental data at the former NAS-JRB Willow Grove.

Mr. Shinton stated that the HLRA staff with the assistance of our Solicitor and BRAC Special Counsel continue to meet monthly with the Navy on our Economic Development Conveyance (EDC) application and the future transfer of property.

Mr. Shinton also noted that the Navy has completed the removal of soils contaminated with lead based paint at Quarters 'A' at the base. The Navy is also in the process of demolishing the former Quarters 'E' which was damaged by a commercial delivery truck which crashed through the fence.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by MR. Coombs, seconded by Mr. Wade, to approve the list of checks in the amount of \$64,943.97 covering the period from April 20, 2023 to July 19, 2023. All voted in favor, motion passed unanimously.

Under new business, Mr. Whiteside asked Mr. Shinton to provide details on the office lease. Mr. Shinton noted that the former lease started in September 2010 and had an initial expiration of October 2017. The lease by its terms provided for a maximum of three (3) options for additional two (2) year periods. It is now appropriate to request a new lease from Horsham Township a new lease commencing on September 1, 2023 and ending on August 31, 2028. Mr. Wade moved to authorize the HLRA staff to request a new lease for office space between the HLRA and Horsham Township, and authorize the Executive Director of the HLRA to execute the new lease for that purpose; seconded by Mr. Coombs. All voted in favor, motion passed unanimously.

Mr. Shinton also briefed the Board on the continuing discussions with the Navy on EDC application. Tentative agreement has been reached with the Navy on proposed terms and conditions of the EDC Agreement for a portion of the former base and the HLRA staff is seeking the Board's approval to move ahead with the negotiations. Mr. Coombs moved to approve HLRA Resolution #2023-3 relating to the Economic Development Conveyance Terms and Conditions for a portion of the former NAS-JRB Willow Grove; seconded by Ms. Furia. All voted in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on October 18, 2023 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:52 p.m.

/S/

William Gildea-Walker
HLRA Secretary