

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • NOVEMBER 20, 2013 • 3:30 PM**

In Attendance:

Authority Board

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

HLRA Staff

Michael J. McGee
Tom Ames
William Walker
Mary Eberle, Esquire

Chairman Whiteside called the meeting to order at 3:33 p.m. in the Horsham Township Municipal 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 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 minutes of the HLRA meeting on September 18, 2013. It was moved by Mr. Donnelly, seconded by Mr. Griffin, to approve the minutes of the September 18, 2013 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to provide the Executive Director's Report

Mr. McGee updated the Board with recent information from the Navy on their Environmental Impact Statement (EIS). He reminded the Board that the Navy cannot transfer land until the EIS is complete and the Record of Decision (ROD) is executed. The Navy's original schedule for release of draft EIS Report and public meeting was for summer 2013; it was then pushed back to late fall and now has been postponed again until early January 2014. Mr. McGee added that the draft EIS Report would be made available to the public for comment once it is advertised in the Federal Register, a public meeting would be held to review the document and the EIS Report would be on the Willow Grove EIS website. Mr. McGee indicated that the HLRA plans to review a draft of the EIS in advance of submitting the Economic Development Conveyance (EDC) application.

Mr. McGee advised that Matrix Design Group (Matrix), the HLRA's consultant, has been working on the EDC application with the HLRA staff reviewing draft documents which support the EDC application. Matrix will be brief the Board at the December 18, 2013 HLRA meeting on why the EDC transfer is the most appropriate method here at NAS-JRB Willow Grove to re-create jobs at the base. It is anticipated that at the January 2014 HLRA meeting, the Board will be asked to approve the EDC application. The submission of the application will be the official start of negotiations with the Navy. Mr. McGee added that the EDC application needs to prove the economic viability of the Redevelopment Plan as well as our ability to make it happen. The negotiation with the Navy will result in agreement on terms and conditions of the property transfer. If the EDC application is approved by the Board in January 2014, the Navy and their consultant will review the application over the next several months; comments might be provided by May 2014. Mr. McGee commented that he hoped the HLRA would be in negotiations with the Navy by spring 2014. Should all go as planned, we would sign a memo of understanding, the property deeds would be created and we would go to

settlement before the end of year 2014. Should this time table fall into place, we could expect first transfer of property to occur in early 2015.

Mr. McGee explained that the Navy is preparing three (3) separate Findings of Suitability to Transfer (FOST) documents since they are planned to transfer the property in three phases. First transfer would include the property from Keith Valley Road at the north end of the base southward to the old 'Bazaar' property on Easton Road (Route 611) below Maple Avenue (running the entire length of the runway in the center part of the base). . The second property transfer would be the land and buildings from the taxiway east to Easton Road (Route 611) where most of the buildings are located. The Navy still needs to complete radiological survey of some of the buildings there. Final property transfer would be from the Runway west to Horsham Road (this area includes the site of the two landfills and fire training area).

Mr. McGee also reminded the Board that there are several different approaches to funding the project. ---- Everything from the HLRA doing it themselves to hiring a master developer to take the lead.

Mr. Whiteside asked for clarification on when the EIS was originally scheduled to be released. Mr. McGee answered that the Navy's original schedule was for Fall 2013 but may have been impacted by furloughs, sequestration and the government shutdown in October 2013.

Mr. Whiteside asked for the Solicitor's Report. Ms. Eberle indicated she had no report at this time.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Ms. Furia, seconded by Mr. Griffin, to approve the list of checks in the amount of \$153,842.64. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on December 18, 2013 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:54 p.m.

Respectfully,



William T. Walker
HLRA Secretary