

**HORSHAM LAND REDEVELOPMENT AUTHORITY  
MEETING MINUTES  
WEDNESDAY • AUGUST 20, 2014 • 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

HLRA Staff

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

Mr. Whiteside called the meeting to order at 3:30 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 May 21, 2014. It was moved by Mr. McCouch, seconded by Mr. Donnelly, to approve the minutes of the May 21, 2014 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to provide the Executive Director's Report. Mr. McGee indicated that although there had not been a meeting in several months, the HLRA staff had been very busy. He stated that at the end of July, the Navy had updated the HLRA Staff on a number of circumstances that have come up that will affect the redevelopment. The information received was sent to each of the Master Developers and based on the information; the submittal date for proposals was postponed from August 4, 2014 to August 11, 2014. Four proposals were received and the HLRA had just started review of the proposals.

Mr. McGee shared that the Navy advised the HLRA that the FOST schedule has changed. Mr. McGee showed original FOST map (copy attached) where Phase I was to include the runway, taxiway and open space from Keith Valley Road to Maple Avenue. Phase I was to have transferred at the end of 2014 or beginning of 2015. Phase II including buildings on the Easton Road (Route 611) side of the property was to have transferred as soon as radiological testing was complete in early 2015. Phase III was to include property along Horsham Road and would transfer prior to 2020.

Mr. McGee stated that the Navy had received an Administrative Order from the Environmental Protection Agency (EPA) indicating actions to be taken by the Navy at Naval Air Warfare Center-Warminster to protect human health in response to perfluorinated compounds (PFCs) contamination at certain public water supply wells in Warminster. Given the EPA's position concerning the existence of PFOS and PFOA in the groundwater at NAWC Warminster, the Navy is taking the similar actions at NAS-JRB Willow Grove.

Mr. McGee showed a new FOST map (copy attached) that indicates FOST 1 of Runway, Taxiway, open space from Keith Valley Road to Maple Avenue will not transfer until the Navy has a remediation plan approved on the PFC contamination. They expect that process to take between 6 months and two years. The Navy has added FOST 1A to include some of the buildings on Easton Road but not all as originally anticipated. FOST 2 and 3 are the rest of the buildings on the Easton Road side and property on Horsham Road side that are expected to transfer prior to 2021. He indicated that this is a big change and the HLRA wanted the developers to be aware of the new timeline.

Mr. McGee shared that as a precaution, the Horsham Water and Sewer Authority has tested wells and the Navy is testing 26 on-base monitoring wells but results are not available yet. He indicated that 2 of the public wells that the Horsham Water and Sewer Authority tested showed test results for PFCs. As a precaution, HWSA Wells #26 and #40 have been taken off-line and letters were sent to every customer. He added that the Navy will pay for testing of private wells around HWSA's Wells #26 and #40. Mr. McGee stated that the Navy had to come up with a game plan on treating the contamination. He added that a possible solution would be to install carbon filters in the wells but determining the extent of the contamination and who is liable is more involved. It was pointed out by Mr. McGee that there are 80 locations that have elevated levels of PFCs nationwide and 78 of them are near airports. He added that the other two sites are near where the compounds are made.

Mr. McGee indicated the HLRA is still expecting the Navy final Environmental Impact Statement (EIS) before end of summer but the schedule seems to be slipping. He stated that although the delay in the issuance of the final record of decision will be a factor in the delay of property transfer, it should not affect our schedule in regard to the Master Developer selection. He reminded the Board that they had narrowed the list of Master Developers from 11 to 5. He added that one of the five included Toll Brothers who has withdrawn their Statement of Qualifications and instead is partnering with Lennar. The four remaining include Catellus Development Corporation, Hankin Group, K. Hovnanian et al. and Lennar.

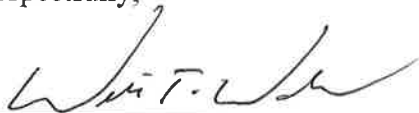
Mr. McGee stated that all four Master Developers had submitted proposals with a lot of information to review and absorb. He added that each proposal fell in line with the number of units and sq. ft. established in the NAS-JRB Willow Grove Redevelopment Plan with only minor changes in locations; each has a different concept. Mr. McGee noted that at the beginning of next year, the HLRA hopes to select a Master Developer and that Master Developer will execute an Exclusive Negotiating Agreement (ENA) and work with the HLRA on negotiations with the Navy. Mr. Whiteside commented that he thought it was important to repeat that of the four proposals received, all are consistent with plans chosen in our public forums and there are no big surprises.

Mr. Whiteside asked for the Solicitor's Report. Ms. Eberle indicated that she has been working with Mr. McGee on the many legal issues facing the authority as well as reviewing the Master Developer proposals.

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 \$83,661.66. All in favor, motion passed unanimously.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on September 17, 2014 at 3:30 p.m. in the Horsham Township Municipal Building. Mr. Whiteside stated that the Board would be meeting in Executive Session after the meeting to discuss real estate transactions. There being no further business, the meeting was adjourned at 3:53 p.m.

Respectfully,



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William T. Walker  
HLRA Secretary