

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • May 20, 2015• 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 3:34 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 started the meeting by asking if there were any questions or comments from the public; Mr. Bill Randell of 105 Gerstley Rd. Hatboro, PA voiced a question relating to the cost effectiveness of the past consultants used by the HLRA. Mr. Whiteside and Mr. McGee agreed that his question would be better answered later in the meeting after other items on the agenda were explicated.

Mr. Whiteside asked for the will of the Board regarding minutes of the HLRA meeting on March 18, 2015. It was moved by Mr. Donnelly, second by Mr. McCouch to approve the minutes for the March 18,2015 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee indicated he had no report at this time but asked Greg Preston of the Navy's BRAC PMO East office to update the Board on the status of the Record of Decision (ROD) relating to the Environmental Impact Statement (EIS). Mr. Preston noted that the ROD for the EIS was ready for signature by the Principal Deputy Assistant Secretary of the Navy; the ROD would hopefully be signed by the end of May 2015. Mr. McGee requested a copy for the HLRA; Mr. Preston indicated that it would be forwarded as soon as it was available.

Mr. Whiteside asked Ms. Eberle for the Solicitor's report. Ms. Eberle indicated she had no formal report at this time but had been working diligently on the draft Catellus agreement.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. McCouch, seconded Ms. Furia, to approve the list of checks in the amount of \$ 99,783.65. All in favor, motion passed unanimously.

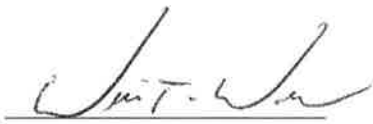
Mr. Whiteside move to the next item on the agenda to consider lease and license extensions with the Navy and sublease and sublicense extensions with the DVHAA. Mr. McGee shared with the Board that the HLRA met with the DVHAA earlier that day to discuss the necessary requirements the DVHAA would have to produce to continue to satisfy requirements in the sublease and sublicense of the property. Mr. McGee pointed out that recently the HLRA learned that a local bank would not be extending the DVHAA's Letter of Credit after at the end of June 2015. He noted he was confident that the DVHAA would establish the proper financial security by the end of June which would allow them to continue operating. Mr. McGee asked the Board for their strong support and suggested that approval of the lease and license with the Navy and the sublease and sublicense to DVHAA be 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. McCouch made a motion to approve both the Lease and License with the Navy and the sublease and sublicense to DVHAA 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. Donnelly seconded the motion. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee to update the Board on the next two items on the Agenda the consideration of the Right-To-Know HLRA Fee Schedule and the compliance with the Pennsylvania Right-to-Know Law. Mr. McGee noted that the Authority (Horsham Land Redevelopment Authority) has not yet adopted the Pennsylvania Right-To-Know Law or a Fee Schedule. To be in compliance with the Pennsylvania Right-To Know law, the HLRA Board should consider these two resolutions. Mr. Donnelly made a motion to adopt the HLRA Fee Schedule Resolution 2015-1. Mr. McCouch seconded the motion. All voted in favor, motion passed unanimously. Mr. Donnelly made a motion to adopt rules for compliance with the Pennsylvania Right-To- Know Law resolution 2015-2. Ms. Furia seconded the motion. All voted in favor, motion passed unanimously.

Mr. McGee provided the Board with a summary of the Exclusive Negotiation Agreement (ENA) that the HLRA and Catellus have been working diligently to create since Catellus had been identified as the preferred master developer. Mr. McGee identified that during the ENA period Catellus will be performing their due diligence on the base property and evaluating the environmental condition of the base including the presence of perflourinated compounds (PFC) in the groundwater. Catellus will also assist in fine tuning the EDC application that was submitted to the Navy in January 2014 and also assisting with negotiations with the United States. Catellus will additionally be helping in transforming the conceptual plan into the Master Plan for the 862 acres; assisting in creating zoning and entitlement changes to be discussed with Horsham Township. During this time the HLRA will be working with Catellus to obtain a master development agreement that will have very specific details of the Master Plan. Mr. McCouch made a motion to authorize the execution of the Exclusive Negotiating Agreement with Catellus. Mr. Donnelly seconded the motion. All voted in favor, motion passes unanimously.

During the discussions on the ENA, Mr. Whiteside, Mr. McGee, and Ms. Eberle provided a response to Mr. Randell relating to his questions on consultants. Mr. Whiteside noted that the HLRA is following a set process provided by the Federal Government and that the HLRA is funded 90% by the Federal Government with the other 10% funded locally. Mr. McGee noted that some of the local funding requirement is provided by in-kind services by township employees doing HLRA related work. Ms. Eberle shared that Catellus would not be duplicating work done by previous consultants. All the consultants hired for the redevelopment have played vital roles in the steps it takes to meet the federal guidelines. Mr. McGee also stated that information on expenditures is available to the public. Mr. McGee shared with the Board the HLRA has been approved for the latest OEA Grant starting in May 2015. This grant will allow the HLRA to continue to work 90% federally funded. Mr. Randell expressed concerns about hidden objects and items on the NAS-JRB property. Mr. McGee recommended that Mr. Randell to speak with the Navy officials present at the meeting and attend the June 10, 2015 Restoration Advisory Board (RAB) meeting at the Horsham Township Library.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on June 17, 2015 at 3:30 pm in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:56pm.

A handwritten signature in cursive script, appearing to read "W. T. Walker", is written over a horizontal line.

William T. Walker
HLRA Secretary