

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY •NOVEMBER 18, 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 (Absent)

HLRA Staff

Michael J. McGee
Tom Ames
William Walker
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 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 16, 2015. It was moved by Mrs. Furia, second by Mr. Griffin to approve the minutes for the September 16, 2015 HLRA meeting. All voted in favor, motion passed unanimously.

Mr. Whiteside asked Mr. McGee for the Executive Director's Report. Mr. McGee indicated that the HLRA's current lease with the DVHAA requires a Letter of Credit that will expire at the end of the year. The DVHAA is expected to provide a letter of credit December 1, 2015. The Letter of Credit will allow for the Lease with U.S. Navy and the sublease with DVHAA to continue. Mr. McGee announced that the Navy would be holding their quarterly Restoration Advisory Board (RAB) meeting December 9, 2015 at 6:30 pm located at the Horsham Township Library. Mr. McGee explained that the RAB meeting gives the public opportunity to ask questions and have input on the environmental cleanup that is happening at Naval Air Station and the Horsham Air Guard Station. He stated that the HLRA and Horsham Township would be in attendance.

Mr. McGee updated the Board on the PFC issue aboard NAS-JRB Willow Grove and the Horsham Air Guard Station. The Navy has continued to work aggressively on resolving issues associated with PFC contamination. The Navy has started to implement a new Sampling Analysis Plan (SAP) that involves testing of more wells and soil samples. The Horsham Air Guard is working toward an agreement with Horsham Water and Sewer Authority (HWSA) which enables the HWSA to address the contamination around the base. Mr. McGee pointed out that the EPA and DOD are overseeing the project and working on a set of clean up guidelines. While the contaminations are a problem the Navy has been addressing the issue.

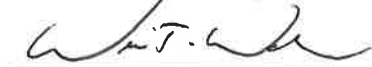
Mr. Whiteside asked Ms. Eberle for the Solicitor's Report. Ms. Eberle stated that she had nothing specific to report at this time but had been working diligently on preparations for the upcoming negotiations.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. Donnelly, seconded by Mr. Griffin, to approve the list of checks in the amount of \$130,998.89. All in favor, motion passed unanimously.

Mr. Whiteside asked if there was any new business. Mr. McGee stated that the Board had an executive session prior to the Board meeting concerning real estate transactions. Mr. McGee asked for the Board to consider the extension of time as provided in the Exclusive Negotiations (ENA) with Catellus Development Corporation. The HLRA entered into the ENA agreement with Catellus six months ago. He explained the ENA agreement needs to be extended (as envisioned in the original ENA) to continue to work forward on the negotiations of EDC with Navy and with Catellus on the master development agreement (MDA), Catellus was very helpful in the update of the EDC Application to Navy. The HLRA continues to work with Catellus on the MDA but needs an extension due to the amount of details in the MDA document. He noted that the HLRA needs to complete negotiations with Navy to continue negotiation of the MDA. Mr. Whiteside asked if a good part of the need for a time extension is the Navy is moving slowly. Mr. McGee agreed that the deal with Catellus cannot be done without knowing what our deal is with the Navy. Mr. Furia asked if to some extent the Navy is delayed by waiting on the EPA. Mr. McGee again agreed that they are waiting on guidelines from EPA and DOD. Mr. McGee informed the Board that Catellus has also agreed to the need of an extension of the ENA and was present to show their support of the extension. Mr. Whiteside asked for the will of the Board regarding the extension of time as provided in the Exclusive Negotiation Agreement with Catellus Development Group. It was moved by Ms. Furia, seconded by Mr. Donnelly, to approve the extension of the Exclusive Negotiation Agreement for a period of six months and if negotiations with the Navy are not concluded during that period, the HLRA Executive Director is authorized to extend the ENA for an additional period of time sufficient, in his judgement, to conclude the MDA negotiations with the master developer. All in Favor, motion passed unanimously.

Mr. Whiteside asked if there was any additional business, there were none.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on December 16, 2015 at 3:30 pm in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:42pm.



William T. Walker
HLRA Secretary