HORSHAM LAND REDEVELOPMENT AUTHORITY

MEETING MINUTES

WEDNESDAY • January 21, 2026 • 3:30 PM

In Attendance:

Authority Board	HLRA Staff
W. William Whiteside, III, Chair	Michael Shinton
Joanna M. Furia Esq., Vice Chair	Tom Ames
Elizabeth Thomson	Larry Burns
Joseph Wade	Dave Keightly, Esquire
Not Present:	Not Present:
Eric Coombs	William Gildea-Walker

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 welcomed Ms. Liz Thomson, the new HLRA Board member. He also expressed appreciation to Mr. Mark McCouch, our out-going Board member, for his steady and thoughtful leadership and all are grateful for his long service to the Board and the community.

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

Mr. Whiteside asked for the will of the Board regarding the Election of Officers for 2026. It was moved by Mr. Wade, seconded by Ms. Furia to nominate W. William Whiteside as Chair, Joanna Furia as Vice-Chair and William Gildea-Walker as Secretary/Treasurer for 2026. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the Board regarding minutes of the HLRA meeting on October 16, 2025. It was moved by Ms. Furia, second by Mr. Wade, to approve the minutes for the October 15, 2025 HLRA meeting. All voted in favor, except Ms. Thomson, who recused herself, motion passed 4-0.

Mr. Whiteside asked for the Executive Director's Report.

Mr. Shinton welcomed Liz Thomson to the HLRA Board adding that we are really appreciate her willingness to step into this role.

Mr. Shinton reminded the Board that a financial update was sent out at the end of last week. We have an amendment pending with OLDCC to extend our grant period through the end of January.

Regarding our relationship with Catellus Development Corporation, the HLRA entered into an Exclusive Negotiation Agreement or ENA in 2015 after they were selected as the preferred Master Developer for the property through an RFP process. The ENA put forth the framework for the HRLA to negotiate and execute a Master Developer Agreement or MDA with Catellus for the redevelopment of the base property. The original term of the ENA was 12 months and we have been extending the ENA on a monthly basis since 2016. We also amended the ENA in 2022 to allow us to receive, market, and sell the FOSET 1 & 2 properties outside the ENA. Catellus has elected not to extend the ENA as they are winding down the development arm of Catellus, which is the party to the ENA. The last extension ended on November 30, 2025.

Mr. Shinton noted it has been over 10 years since we went through the RFP process to select a master developer and we will not be utilizing a master developer for the FOSET 1 & FOSET 2 properties. Additionally, if the property is obtained in phases, a master developer may not be necessary, and if so, we would issue a new RFP for those services.

We continue to meet monthly with the Navy to negotiate a potential transfer of property and to receive updates on environmental remediation projects underway on the property.

The Navy, in conjunction with the regulators from EPA and DEP have developed a draft approval framework to be able to complete the early transfer/deferred covenant process. We are still estimating approximately 18-24 months until transfer.

Mr. Shinton also reminded the Board that because of the recent declaration of PFAS as a CERCLA hazardous substance, the Navy was not in a position to be able to transfer the FOSET 1 & 2 parcels to the HLRA in the traditional manner which would include the preparation of a FOST and the granting of a CERCLA covenant that all remedial action had been completed and the property was suitable for reuse. The Navy is able to transfer the FOSET 1 & FOSET 2 parcels via an early transfer, under which the Navy would defer the CERCLA covenant until the work related to PFAS was completed. This is predominantly due to the PFAS impacted groundwater under the entire parcel, for which the Navy has developed an interim remedial action (the GWETS system), while they complete the remedial investigation. As there will be a land use restriction on the use of groundwater, it does not affect the redevelopment of the FOSET 1 & 2 parcels.

The early transfer/deferred covenant process does require the concurrence of Governor Shapiro, community engagement, and a full environmental report. The HLRA sent a letter to the Governor last week to begin the process of requesting his support for the early transfer. HLRA staff has also met with Senator Collett and Representative Cerrato to bring them up to speed on the early transfer process and that we would be seeking support from the Governor. We have a kickoff meeting with the Navy, EPA, PADEP and the township for the early transfer process next Thursday.

Separately, work by Michael Baker International will be wrapping up soon on the conceptual roadway designs for the Privet Road and Precision Drive extensions and for the north-south connector roadway.

Mr. Ames and I met with the DVHAA earlier today to discuss revising their financial security to allow them to earn interest on the funds. They will be sending us a proposal for consideration. They will also be removing the tree along their frontage that was recently damaged by the weather.

Finally, the Navy is planning a groundbreaking ceremony for the groundwater extraction and treatment system at some point in the near future.

Mr. Whiteside asked for the will of the Board regarding the list of checks. It was moved by Mr. Wade, seconded by Ms. Furia, to approve the list of checks in the amount of $129,728.31 covering the period October 16, 2025 to January 21, 2026. All voted in favor, motion passed unanimously.

Mr. Whiteside indicated the next item on the agenda was the approval of the quarterly meeting schedule for 2026, a copy of which is attached. Ms. Furia moved to approve the HLRA quarterly meeting schedule as presented, providing for meetings at 3:30 p.m. on the 3rd Wednesday in the months of April, July and October, 2026 and for January, 2027. The motion was seconded by Ms. Thomson. All voted in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the board for the reappointment of the HLRA Solicitor. Ms. Furia moved to approve the reappointment of Mr. David Keightly, Jr. and the law firm of Grim, Biehn & Thatcher as Solicitor of the HLRA for 2026. The motion was seconded by Ms. Thomson. All in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the board for the reappointment of the BRAC Legal Counsel. Ms. Thomson moved to approve the reappointment of the law firm of Kutak Rock, LLP as BRAC Legal Counsel of the HLRA for 2026. The motion was seconded by Ms. Furia. All in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the board for auditing services for the year end December 31, 2025. It was moved by Mr. Wade, seconded by Ms. Furia, to reappoint Maillie, LLP to provide audit services for the HLRA for the year ending December 31, 2025, per their proposal which provides a fee for those services of $9,500.00. All voted in favor, motion passed unanimously.

Mr. Whiteside stated the next item on the agenda was the approval of HLRA's annual budget for 2026. Ms. Furia moved to approve HLRA Budget Resolution #2026-01 setting forth the proposed budget for 2026. The motion was seconded by Ms. Thomson. A roll call vote was taken:

Ms. Furia: Aye

Mr. Wade: Aye

Ms. Thomson: Aye

Mr. Whiteside: Aye

The vote was 4-0 in favor, the Budget Resolution #2026-01 passed unanimously.

Mr. Whiteside stated that the next item on the agenda involved approving a policy detailing retention and disposition of records. Ms. Thomson moved to approve the HLRA Disposition of Records Resolution #2026-02 which approves the disposition of appropriate HLRA records that may be disposed of at this time, in accordance with adopted procedures. The motion was seconded by Ms. Furia. A roll call vote was taken:

Ms. Furia: Aye

Mr. Wade: Aye

Ms. Thomson: Aye

Mr. Whiteside: Aye

The vote was 4-0 in favor, the Budget Resolution #2026-02 passed unanimously.

There being no further business, Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on April 15, 2026 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:50 p.m.

William Gildea-Walker
HLRA Secretary