

**HORSHAM LAND REDEVELOPMENT AUTHORITY
MEETING MINUTES
WEDNESDAY • MAY 21, 2014 • 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

Mr. Whiteside called the meeting to order at 3:31 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; Ben Bennet of 32BJ SEIU (the Service Employees International Union) voiced his concern with AvalonBay being one of the companies being considered as Master Developer; he wanted the Board to be aware of their safety record on past projects. He provided written information to Mr. McGee which was to be distributed to the HLRA Board after the meeting.

Mr. Whiteside asked for the will of the Board regarding the minutes of the HLRA meeting on April 16, 2014. It was moved by Mr. McCouch, seconded by Ms. Furia, to approve the minutes of the April 16, 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 there was a Restoration Advisory Board (RAB) Meeting scheduled for June 4, 2014 at the Horsham Township Library. He added that the meeting was open to the public for people interested in following the environmental restoration program. Mr. Whiteside asked how long RAB has been in place. Mr. McGee answered that RAB had been in place for at least twelve years and are doing a fantastic job of keeping the public involved and informed of the activities associated with the clean-up of the impacts of the past practices at the base. There were twelve sites on surplus property and of the twelve all but two are closed out by the EPA and DEP. He added that the U.S. Navy would continue to be the responsible party for cleanup.

Mr. Whiteside asked for the Solicitor's Report. Ms. Eberle indicated that the Lease and License extension with the Navy and the Sublease and Sublicense with the DVHAA were due to expire May 31, 2014 and she had been working on the extensions with the HLRA as well as working with Mr. McGee on the many legal issues facing the authority.

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 \$96,424.71. All in favor, motion passed unanimously.

Under new business, Mr. McGee shared that the RFQ had been issued in January 2014 and publicly advertised. He indicated that many major developers have expressed interest in redeveloping the former base. He added that the Board members had been provided with the information submitted and also had a chance to meet with representatives of each firm. Mr. McGee stated that the next stage will involve significant time and money on the part of the prospective master developers and time on the HLRA's part. Mr. McGee recommended narrowing down the list of master developers to the following firms: Catellus, Hankin Group, K. Hovnanian Homes, Lennar and Toll Brothers. Mr. McGee added that all the firms submitting information were qualified. Mr. Whiteside thanked Mr. McGee for scheduling the interviews and presentations and indicated that the interviews were very worthwhile and agreed with the five master developers chosen.

Dr. Griffin indicated that it was exciting to see the plan start to come alive and reshape the Horsham community. He stated that for a long time people have wondered when something will happen and voiced that he agreed with the five firms recommended. Mr. McCouch stated he agreed on the five firms selected and felt that they offer us the best opportunity. He questioned what the next step would be in the process and the time frame involved. Mr. McGee answered that he hoped to receive proposals from all five firms, interview each again and rank them so we can come up with one entity that the HLRA will negotiate with on an Exclusive Negotiation Agreement. He added that he also hoped they would provide support to the HLRA during negotiation process with the Navy. He continued that a Master Developer Agreement would be executed and acted on when the EDC is approved and negotiations concluded with the Navy, assuming we strike a deal with the U.S. If a mutually satisfactory ENA cannot be reached with the preferred developer, the HLRA will enter into negotiations with another respondent. Ms. Furia also stated that she agreed with the five firms recommended. Mr. McCouch made a motion to narrow down the list of Master Developers to the following five respondents to the RFQ: Catellus, Hankin Group, K. Hovnanian Homes, et al, Lennar, Toll Brothers. Dr. Griffin seconded the motion. All voted in favor, motion passed unanimously.

Mr. McGee indicated the next issue under new business would be the issuance of the Request for Proposal (RFP) for Master Developer. He noted that copies of the RFP had previously been forwarded to the members of the Board for their review. Mr. McGee shared that the RFP is far different than the RFQ as we are now asking exactly how a developer will move forward with the redevelopment plan including a financial plan. He added that the suggested date for responses be August 4, 2014. Mr. McCouch made a motion to approve the Request for Proposals (RFP) and direct that it be sent to the short-listed Master Developers. Dr. Griffin seconded the motion. All voted in favor, motion passed unanimously.

Mr. McGee shared that the HLRA was now working under a new OEA grant as of the first of May, 2014. He added that in order to comply with federal guidelines, the Board needs to appoint the HLRA solicitor and Special BRAC Council. He noted that the staff had followed the federal government mandates for the selection process and prepared recommendations to the Board. Ms. Furia made a motion to reappoint Mary Eberle as HLRA Solicitor and George Schlossberg as BRAC Special Counsel effective May 1, 2014. Mr. McCouch seconded the motion. All voted in favor, motion passed unanimously.

Paul Fry of Realen Properties asked to speak prior to the meeting ending. He indicated that Realen was in discussions with NVR as a joint venture and wanted to know if the Board would consider adding a sixth firm to the short list based on this development. Mr. McGee suggested and Board agreed that any additional information be in writing and submitted as soon as possible for consideration by the Board. Ms. Furia added that the new information should be as detailed as possible.

Mr. Whiteside announced that the next Horsham Land Redevelopment Authority meeting would be on June 18, 2014 at 3:30 p.m. in the Horsham Township Municipal Building. There being no further business, the meeting was adjourned at 3:55 p.m.

Respectfully,



William T. Walker
HLRA Secretary