



Redevelopment Committee Meeting Notes for Wednesday, July 9th, 2014

Committee Members:	Committee Chair John Moncure, Maine Department of Economic and Community Development Commissioner George Gervais, Sande Updegraph, Carl Flora called in from Loring, John Bouchard
MRRA Staff:	Steve Levesque, Tom Brubaker, Marty McMahon, Robert Rocheleau, Kristine Schuman and Ben Sturtevant
Others in attendance:	Linda Smith, Town of Brunswick
Location:	Hangar 6, Camo Room, Brunswick Landing

Chairman John Moncure called the meeting to order at 7:30 a.m.

Redevelopment updates

Airport: Aviation Manager Marty McMahon briefed the Committee on the Building 200 renovations, which are moving along. The new roof is about 80 percent complete and work on the 2nd floor, MRRA's future offices, continues. MRRA is aiming to occupy the 2nd floor during the first week of August.

Marty also provided an update on airport Capital Improvement Projects including:

- Renovations to three hangars – 4,5,6
- Construction of a new snow removal equipment storage facility
- Stormwater drainage
- Tree removal
- Fire building 295

Also of note, the new Precision Approach Path Indicator (PAPI) lighting system is up and running. We tore down the former Navy system because it wasn't set up well for civilian airports. Marty said that the Instrument Landing System (ILS) is working on the inboard Runway 19L 1R. Airport traffic is increasing. We had a record number of operations in June – more than 1,400.

Real Estate and Property Update: MRRA Executive Director Steve Levesque updated the Committee on current and pending property transactions.

- MRRA expects to close on the sale of Building 87 to George Schott within 30 days.
- We expect to receive the New Control Tower (Building 231) from the Navy within about a week. The deed has been reviewed. Redeveloping the building will be a challenge, said Steve, due to its location and unique original use.
- At Topsham Commerce Park, we've begun to market a couple of buildings, including Building 333, that have become available now that JHR Development opted not to exercise its option on the remaining Topsham property. In fact, JHR is getting out of TCP altogether, selling the Commissary building it purchased in November to Wicked Joe Coffee Roasters who've moved into the building.

Utilities and Energy Update: Public Works, Utilities and Clean Technology Manager Tom Brubaker reported that the CMP rate case (Alternative Rate Proposal 2014) has taken a turn that should help advance the renewable energy project at Brunswick Landing and assuage MRRA's fears of rising costs for on-site power generation. CMP has withdrawn its request for a standby charge to entities that generate their own power. The PUC will decide on the case on July 29th. The new rates would go into effect on Sept. 1st.

Common Development Plan: Steve Levesque reviewed the Common Development Plan, which has been proposed by the Priority Real Estate Group. The plan is for about 19 acres to be redeveloped near the front of campus. MRRA is working with Jim Howard and the Town of Brunswick on the plan and hosted a site review this week. The plan is unique to the Town as it calls for new design and build standards, which include signage, lighting, and landscaping to be consistent with the overall common scheme. This approach should help speed up the site review process with the Planning Board. The first proposed building will be a new veterinary clinic on Fitch Ave (Lot 31).

Signage and Fence Removal: Steve also discussed proposed new signs for Brunswick Landing and a proposal to remove the chain link fence along Bath Road. Tom Brubaker has been working with a designer for new signage. The current sign at the entrance would be replaced with a slightly larger sign with a masonry base. The Town will need to approve the larger size as currently there is a restriction on sign size here. A second sign that would be similar to the front entrance sign has been proposed for the small hill in front of the north side of the airfield along Bath Road. This would give motorists coming from town a better awareness of Brunswick Landing as they drive toward Cook's Corner. Also planned is a kiosk map sign for the turnout on the west side of Admiral Fitch. The kiosk would feature a map with quadrants and placards for Brunswick Landing businesses. The kiosk would give businesses visibility and help visitors find them without clogging up our streets with signs and avoid the "camp road" look.

Steve and Tom Brubaker reported that MRRA is working with Green Cross of Bowdoinham on fence removal at the front of the airfield. Green Cross has offered to remove about 3,200 feet of fencing along Bath Road for free and would take the materials as barter. MRRA is working to find a fence company to work alongside Green

Cross to install a new barrier as the old fence is removed. The new barrier would be a wooden guardrail system. It could cost about \$70,000 for a new one, but with Green Cross removing the current fence, we'll still save a considerable amount of money.

Other Business: None.

Executive Session: The committee went into executive session to discuss property disposition matters pursuant to 1 MRSA Section 405(6)(C) at about 7:58 a.m. after Sande Updegraph made a motion to that effect. The motion was seconded by George Gervais.

Adjournment: The Committee emerged from Executive Session at about 8:26 a.m. and the meeting ended shortly thereafter.