



## MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes  
April 15, 2008

Time: 9:02 a.m.

Present: Arthur F. Mayo, III (Chair), Gary Brown, Heather Collins, John Moncure, John Richardson (arriving late), Stephanie Slocum, Charles J. Spies III, Dana W. Totman, and Beth Nagusky

Absent: Shepard Lee

Staff: Steve Levesque, Kathy Paradis, and Victoria Boundy

Chair Art Mayo welcomed the attendees and invited them to introduce themselves.

Public Comment: None

Minutes: John Moncure noted two minor typographical errors in the minutes of the March 18, 2008 meeting. A motion was made by John Moncure to approve the minutes of the March 18, 2008 MRRA Board meeting, as corrected, which was seconded by Charlie Spies. The vote was unanimous of the Board members present.

Executive Director's Report:

- a. OEA Update: Steve updated the Board on MRRA's ongoing efforts to obtain funding from OEA. Steve stated that MRRA was working with OEA to obtain additional funding to address needed IT upgrades, to commence an Operations Plan and an Airport Master Plan, and to secure various technical experts for aviation and environmental matters, and to cover expenses related to setting up a new computer server. Steve said that MRRA staff is always looking for other sources of funding other than from OEA.
- b. Grants Update:
  - Energy Grant:
    - Steve said he had given a formal presentation to the Maine Technology Institute (MTI) on April 14 regarding MRRA's \$200,000 grant application for funding a feasibility study for the envisioned renewable energy center at NASB. Steve said that he was asked lots of good questions by the MTI Board.

- Steve said the MRRRA was still pursuing the \$200,000 Economic Development Administration (EDA) grant as well and that it looks favorable. Steve anticipates that the study would begin around July, 2008.
- In response to Heather Collins' question as to who will perform the study and the methodology utilized, Steve stated that the MRRRA is directing the study with its partners – Oak Ridge National Laboratories, Wright-Pierce, and E2Tech. MRRRA will retain a project manager with experience in the energy sector. The REC Steering Committee will be comprised of state and national energy experts (i.e., University of Maine, University of California – Irvine, Maine Technology Institute, Economic Development Administration, Maine Office of Energy Independence and Security, US Department of Energy, US Environmental Protection Agency, Hydrogen Energy Center, Cianbro Corporation, DEP (Office of Innovation), Central Maine Power and others). The study will culminate in a “go” or “no go” decision, which will be presented to the Board. The study will take approximately two years.
- Information Technology (IT) Workforce Grant:
  - Steve said that MRRRA has been asked to partner with the State of Maine and its workforce and technology partners to implement the Workforce Investment Act Grant (WIAG) from the US Department of Labor.
  - By way of background, the goal of the WIAG is to train the existing workforce and to integrate it with the University and community college. Another goal is to attract IT companies. Because Boston and other metropolitan areas have higher costs associated with property and workforce, more IT companies are locating in rural areas.
  - MRRRA's goal is to increase the viability of existing IT companies in Maine and attract those businesses that are expanding to locate in Maine and perhaps on the base property. Steve indicated that MRRRA will receive approximately \$40,000 for its efforts related to this project.
  - In addition, MRRRA has been asked to serve as the fiscal agent for another partner in this project, the Information Technology Association of America (ITAA), and will receive an administrative fee for this service (\$19,350).
  - In response to Dana Totman's question as to whether the program is intended to train people who are moving in the community or to train people that will be staying after the closure of the base, Steve said that it is the latter. He said that the workforce training program is to ensure civilian employees and people retiring are retrained.
- c. GMH Housing Update:
  - Steve reminded the Board that GMH owns all the building assets at NASB and has a 50-year ground lease with the Navy, with 46 years remaining on the lease. The underlying land was declared surplus by the Navy.
  - While GMH is in the process of being acquired by Balfour-Beatty Construction Company, the GMH representatives do not expect major changes in the management structure of Northeast Housing, LLC, which

manages the NASB housing assets. Accordingly, MRRA can plan to work with the same GMH personnel as they have in the past.

- With respect to disposition, Steve indicated that GMH is clearly motivated to divest its interest in the housing units once the base is closed and their obligation to support Navy personnel has been completed. Steve said that GMH manages over 30,000 military and student housing units (702 of which are at NASB).
- Steve said that he met with Mark Lavin of GMH and others on March 19 and that various disposition options were discussed, including GMH selling its assets to various parties, consistent with what Brunswick and Topsham would like to see occur in their respective communities.
- Steve told the Board that MRRA will continue to work with GMH, the Navy and the towns of Brunswick and Topsham to ensure that the final disposition of the housing units reflect the intentions of the respective reuse master plans and the desires of the communities.
- Unrelated to GMH, but on the housing subject and the energy grant previously discussed, Charlie Spies said that because housing on base is so concentrated, there may be a unique opportunity for wood pellet heating to be used. Board members agreed that the redevelopment needs to be viewed from a holistic point of view for residential and industrial uses.

d. 2008 Work Plan:

Steve gave the Board a status report on MRRA's 2008 Work Plan regarding:

- Plan Implementation
- Conveyance Management
- Environmental Studies and Remediation
- Fundraising and Development
- Economic Development and Marketing

A copy of the report was provided in the Board Agenda packet.

During the overview, the Board discussed the homeless assistance application submitted to HUD and when it might be approved (estimated 30-60 days), as well as the funding mechanism for the proposed Tedford trust fund.

Business Attraction Committee Appointments:

- Chair Art Mayo announced that the Business Attraction Committee would be comprised of Heather Collins, as Chair; Dana Totman, Charlie Spies and Stephanie Slocum.

**Action Item:** Gary Brown made a motion to approve Heather Collins as Chair of the Business Attraction Committee which was seconded by John Moncure. The vote was unanimous of all MRRA board members present.

- Chair Mayo also took the opportunity to advise the Board that Jennifer Stowell Norris had sent a letter of resignation. (Jennifer had a change in employment and would have to commute from Bangor for meetings). Chair Mayo said that the

Governor will delay replacing Jennifer until the fall when the legislature is in full session.

Financial Report:

- Steve gave the quarterly financial report for the period ending March 31, 2008, a copy of which is attached to the official copy of these April 15, 2008 minutes.

Budget Amendments:

- The Board discussed budget amendment #001 to increase the budget by \$23,327 for consulting work (carried forward from BLRA) and computer upgrades, and budget amendment #002 to increase the budget by \$825,000, which is substantially for consulting services (\$75,000) and for the airport master plan (\$400,000) and the operations plan (\$350,000) funding.
- Steve said that budget amendment #002 also includes a request that OEA waive the \$40,000 local match requirement for an airport master plan. Under normal circumstances, the FAA and the State of Maine would pay for this study; however, while the FAA is supportive, its current budget doesn't include an appropriation for the study.

Action Items:

John Moncure made the following three motions, which Dana Totman seconded:

1. Moved that the quarterly financial report ending March 31, 2008, be approved as presented.
2. Moved that the MRRA Board approve Budget Amendment #001 and appropriate \$23,327 for the purposes of funding consulting work for zoning and computer upgrades.
3. Moved that the MRRA Board authorize the Executive Director to submit Budget Amendment #002 for the purposes of obtaining funding in the amount of \$825,000 for an airport master plan, operations plan, and consulting services.

The vote was unanimous of the Board members present.

- John Richardson asked Steve Levesque to speak about the difference between the BLRA's Aviation Feasibility Study conducted by Edwards & Kelcey and an airport master plan, which is the subject of budget amendment #002. Steve recounted the process by which the BLRA Aviation Feasibility (funded by MDOT and the FAA) was prepared, including public participation sessions, a SWOT (strengths, weaknesses, opportunities, and threats) analysis, a review of the assets, and other issues. An airport master plan needs to be prepared in order for the FAA to certify the aviation facility at NASB as a civilian airport. This plan will include the operational costs of an airport, structure and noise analyses, as well as technical matters to run the airport and various off-runway uses.

Other Business:

- The Board discussed the possibility of traveling to Pease International Trade Port this summer to view the former Pease Air Force Base's redevelopment.
- Art commended Steve for doing an excellent job in his presentation on the renewable energy center before the Maine Technology Institute.

John Moncure moved that the MRRA Board go into executive session to discuss property matters pursuant to 1 MRSA Section 405(6)(C), which was seconded by John Richardson. Upon completion of the executive session, John Moncure made a motion to adjourn the meeting at 10:45 a.m., which was seconded by Gary Brown. The vote was unanimous of the Board members present.

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Charles Spies III, Secretary

## **ATTENDEES OF 04-15-08 MRRA MEETING**

<b>Name</b>	<b>Company/Organization/Residency</b>
Rosie Bradley	Lisbon ECD
Stephen Eldridge	Lisbon Town Manager
Mike Braun	NASB
Suzanne Krauss	NASB
Janice Cooper	U.S. Rep. Tom Allen's Office
Bill Whitten	Cumberland County
Rich Roedner	Topsham Planner
Carol Tukey	Town of Harpswell
Amanda Similien	Town of Brunswick
Jeff Sneddon	MCBDP
Brian Whitney	Senator Snowe's Office
Catherine Ferdinand	Bowdoin College
Matt Dubois	Congressman Mike Michaud's Office
John Shattack	Topsham - Economic Development Dept.