



## MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

### Meeting Minutes April 21, 2009

- Present:** Arthur F. Mayo, III (Chair), Heather Collins, Adam Cote, Donald Hudson, John Moncure, John Richardson (arriving at 9:30 a.m.), and Dana Totman
- Absent:** Gary Brown, Charlie Spies and Shep Lee
- Staff:** Steven Levesque, Jeffrey Jordan, Robert Rocheleau, Clare Tosto, and Kathy Paradis
- Location:** Bowdoinham Town Office, 13 School Street, Bowdoinham, ME
- Time:** 9:02 a.m.

**Welcome and Introductions:** Chair Art Mayo welcomed the attendees and invited them to introduce themselves. On behalf of the Board, Chair Mayo welcomed new Board member Don Hudson to the Board.

**Host Community:** Town Economic and Community Development Director Tony Cox welcomed everyone to Bowdoinham. He said that Town Manager Kathy Durgin-Leighton sent her apologies for not being able to attend and thanked the MRRA Board for allowing Bowdoinham to host its meeting. Tony said that the town has been focusing on three areas of economic development: its downtown, farming, and creative economy. Tony said Bowdoinham was recently awarded approximately \$900,000 from MDOT's Quality Community Programs for new sidewalks to be constructed in the village to connect downtown services such as schools, library, store, town office, etc. In addition, Bowdoinham is also seeing an increase in traditional and organic farming, including large producers and small farms. Tony asked that everyone look for the "Locally Known" label in supermarkets on fresh salad greens. He said that the Locally Known salad greens may become the largest producer of organic salad greens on the east coast and they are located in Bowdoinham. Tony also mentioned that the Bowdoinham School had recently been renovated and that Bowdoinham was home to several new startup businesses, including four cabinetmakers and the Merry Meeting Arts Center located in the Cathance Landing Building. Tony thanked the Board for its work, noting that the base closure impacts many people in the region and he understands the need for regional collaboration.

**Minutes of Previous Meeting:** John Moncure made a motion to approve the March 17, 2009 minutes as presented, which was seconded by Dana Totman. The vote was unanimous of the Board members present.

**Executive Director's Report:**

Update Base Housing. Executive Director Steve Levesque reported that on April 16 he participated in a conference call with Balfour Beatty and the Town Managers of Brunswick and Topsham, where Balfour Beatty announced that they had selected someone to acquire the whole housing portfolio of housing at NASB and its Annex in Topsham. Steve said that Balfour Beatty would not reveal the financial terms or the name of the prospective buyer, but did say that the buyer was a local. While Steve indicated disappointment that Balfour Beatty did not select MRRA as the buyer, he said Balfour Beatty indicated that they believe the potential purchaser is aware of community issues surrounding the housing and will work well with local communities and the MRRA. Steve advised the Board that he has made it clear to Balfour Beatty that MRRA will insist on development agreements to meet its objectives. Steve indicated that to date no one has called the Towns or MRRA regarding due diligence on the housing issues. Steve said that MRRA is continuing to work on the housing strategy, noting that the housing group consisting of a broad working group of housing stakeholders met and toured the base housing units.

Legislative Matters.

Steve reported that the Governor's bond package is still proceeding and includes \$10 million for the redevelopment of NASB (\$4.75 million will be allocated to the SMCC campus improvements and \$5.25 million will be allocated to MRRA for necessary building and property improvements to make the property ready for redevelopment).

Steve said that he participated in a work session with the Legislature's Business Research and Economic Development (BRED) Committee on April 2nd. Following that work session, the NASB piece was a very high tier recommendation to the Appropriations Committee. Steve said that Senator Gerzofsky has been a significant champion with the State Legislature on this bond issue.

Steve reminded the Board that legislation had been submitted to the Governor and the DECD Commissioner in several areas, including: administrative adjustments to the MRRA statute to bring it in line with the same legal provisions and program benefits provided to the Loring Development Authority; and adjustments to the Military Redevelopment Zone provisions to allow pre-closure tenants those benefits. The Governor is supporting these requests.

Consultant Update.

Steve offered the following primer to the Board to help alleviate any confusion about the differences between the Environmental Impact Statement (EIS)/ Environmental Assessment (EA) process and the NASB Environmental Remediation Strategy.

EIS/EA. The EIS and EA are required documents under the National Environmental Policy Act (NEPA) to gauge the broad community-wide environmental effects associated with implementation of the master reuse plans for NASB and the Topsham Annex. To that end, these respective studies evaluate the build-out impacts of NASB (an EIS) and the Topsham Annex (an EA) for such factors as: traffic, noise, socio-economics, natural resources, etc. These documents need to be completed before property transfers can occur.

Environmental Remediation Activities. The environmental remediation program relates to the clean-up of existing contaminated sites on the base properties. Often referred to as the Installation Remediation Program (IRP), this process has been ongoing since the late 1980's and involves the Navy, the Maine DEP, the EPA and is overseen by the Restoration Advisory Committee (RAB), which is comprised of representatives from each of the above entities, MRRA and several local citizens. While this IRP program focuses on remediation of the National Priority Sites (Superfund), the clean-up activities also include fuel tank spills, etc. To date, the Navy has expended approximately \$80 million on the IRP for NASB and will probably expend another \$20 - \$30 million before the work is completed.

Steve said that as we move towards property redevelopment, MRRA staff and the Environmental Committee have developed a Remediation Strategy which prioritizes the remaining IRP clean-up activities to correspond with our reuse plan. To that end, staff is working with the Navy and the State and Federal regulators to coordinate the clean-up actions with our redevelopment efforts. It should be noted that environmental clean-up on closed bases usually continues long after closure, and MRRA will continue to monitor the clean-up efforts. On a comparative basis, NASB is in much better shape than most base closures.

ADC Annual Conference. Steve announced that the Association of Defense Communities (ADC) will be holding their annual conference August 2 - 5 in Boston. He said that MRRA has budgeted for up to four people to attend this event and to let Kathy Paradis know if you are interested in attending.

### **Committee Reports.**

#### Executive Committee.

The Executive Committee met on April 4, 2009.

Chair Art Mayo reported that the Chief of Naval Operations Environmental Award for Installation Environmental Cleanup was awarded to NASB. He also reported that Lance Boucher is no longer MRRA's liaison to the Governor's Office. Lance will be working on Recovery Act issues and Jim Nimon from the DECD office will be taking his place.

Airport Committee.

The Airport Committee met on March 26, 2009.

Chair John Richardson reported that the Committee reviewed a rough draft of the Airport Layout Plan and provided our consultant with input.

Finance Committee.

The Committee met on April 14, 2009.

Deputy Director Jeffrey Jordan presented the Committee report since Committee Chair Charlie Spies was not in attendance.

Jeffrey said that the Committee reviewed the financial report for the period ending March 30, which it recommends for approval by the Board. In addition, the Committee met with MacDonald Page, MRRRA's auditors, who reviewed the Financial Report and Single Audit Act, which the Committee is also recommending for acceptance and approval. Jeffrey provided the Board with an overview of the five components to an audit (letter to the Board of Trustees, financial report, management letter, data collection form, and single audit act report).

Stephanie Rioux from MacDonald Page informed the Board that the management letter, which reviews the accounting practices established by MRRRA policy and how they are implemented, indicated there were no findings. She remarked that this was quite an accomplishment, particularly for a first year organization.

**Action Item:** John Moncure made a motion that the MRRRA Board accept and adopt the financial report for the period ending March 30, 2009, as recommended by the Finance Committee, which was seconded by Adam Cote. The vote was unanimous of the Board members present.

**Action Item:** John Moncure made a motion that the MRRRA Board accept and adopt the Financial Report and Single Audit Act Report prepared by MacDonald Page for the year ended December 31, 2008, as recommended by the Finance Committee, which was seconded by Don Hudson. The vote was unanimous of the Board members present.

In addition, Jeffrey updated the Board on the new contract accountant position being funded by OEA and Maine's CDBG program. Jeffrey reminded the Board that this contract position will not require Board approval because it was funded in the budget which was approved by the Board. Jeffrey said that at this juncture, MRRRA does not require a fulltime accountant which is fortunate because there is no office space available at MRRRA for an additional employee. However, Jeffrey said that as MRRRA gets more grants, a full time accountant will be required. John Moncure added that the majority of MRRRA's income is grant based and that eventually there will be a huge difference in the way things are running (accounting-wise) when MRRRA transitions into receiving income from businesses.

Other Business:

Steve advised the Board that MRRA received approval on its Reuse Master Plan from the U.S. Department of Housing and Urban Development, the only agency with authority to veto the reuse plan. Steve said that this HUD approval letter was one of the first in the country for the 2005 BRAC round, noting that the plan was submitted to HUD on January 15, 2008.

Steve said that he would be attending the MRO Aviation Week Tradeshow in Texas from April 21 through April 24. Steve said that it will be a good opportunity to meet with MRO companies, noting that NASB is uniquely situated with 22% of all general aviation aircraft in the U.S. is within 500 miles of NASB and 52% of all general NASB aviation aircraft in Canada is within 500 miles of NASB.

In response to Dana Totman's request for an update on the time of the squadron departures, Steve said that one squadron is leaving next month, two over the summer, and the last in December 2009.

Dana asked for a transportation study update. Deputy Director Jeffrey Jordan said that an RFP was issued by MDOT and there were four responses. Of the four proposals received, two firms were asked to interview. The State is currently in negotiations with the preferred engineering firm. Jeffrey said that all of the planning, with exception of Brunswick Bypass, will be completed this year (MRRA requested a delay on Brunswick bypass planning until the EIS process is completed).

John Richardson questioned the lack of study to Route 196/I-295. Jeffrey Jordan said that the State requested the study of OEA; however, OEA turned it down because it was too far from impact area (i.e., the Topsham Annex). Jeffrey noted that there may be another effort to get the project expanded because the bid came in low.

Public Comment. Lee Bailey with Oxford Aviation advised the Board that he has been looking for funding for a paint booth for Oxford Aviation when it relocates on base. He said the cost is about \$700,000 and would accommodate a 737. He said that there are only three other companies in the U.S. with this type of painting facility and none within 500 miles of NSAB. Lee said that Oxford has been talking with Airbus to paint some of its planes. On a different note, Lee said that the FAA recently said that Oxford keeps its paperwork in excellent shape.

**Executive Session:**

At 10:10 a.m. John Moncure made a motion 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. The vote was unanimous of the Board members present.

John Moncure made a motion that the MRRA Board adjourn from executive session, which was seconded by John Richardson. The vote was unanimous of the Board members present.

**Adjournment:** At 11:10 a.m. John Moncure made a motion to adjourn the Board meeting, which was seconded by Art Mayo. The vote was unanimous of the Board members present.

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Heather Collins, Secretary

## **ATTENDEES OF 4-21-09 MRRA MEETING**

<b>Name</b>	<b>Company/Organization/Residency</b>
Scott Jacqmin	Coastal Counties Workforce, Inc.
Gordon Page	Maine Eastern Railroad
Catherine Ferdinand	Bowdoin College
Bob Dale	Brunswick Parks & Garden
Carol Tukey	Harpwell
Steve Mistler	The Forecaster
Hersch Sternlieb	Brunswick Parks & Garden
Andrea Quaid	Congressman Michaud's Office
Denny Mohn	Maine Eastern Railroad
Gary Zinser	Town of Damariscotta
Bill Card	Senator Susan Collins' Office
Stefanie Rioux	MacDonald Page and Co., LLC
Jeff Sneddon	MCBDP
Brian Whitney	Senator Olympia Snowe's Office
Douglas Richmond	Douglas Richmond Architects
Tony Cox	Town of Bowdoinham
Jim Pineau	Rep. Chellie Pingree's Office
Deb Elliott	DECD
Rich Roedner	Town of Topsham
Lee Bailey	Oxford Aviation