



## MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes  
February 17, 2009

Present: Arthur F. Mayo, III (Chair), Gary Brown, Heather Collins, John Moncure, Charles Spies III, and Dana W. Totman

Absent: Shepard Lee and John Richardson

Staff: Steven Levesque, Victoria Boundy, Robert Rocheleau, Clare Tosto, and Kathy Paradis

Location: The Old Brunswick High School, 44 McKeen St., Brunswick ME

Time: 9:02 a.m.

**Welcome and Introductions:** Chair Art Mayo welcomed the attendees and invited them to introduce themselves.

**Host Community Comment:** Brunswick Town Councilor Debbie Atwood welcomed the MRRA Board to Brunswick. She said that she and the rest of the Town Council appreciated the work that the MRRA is doing. She talked about the ways that the region is working together regarding economic development projects and opportunities, including a regional business park in Topsham, and said she look forward to an array of innovative ideas in the future.

**Minutes of Previous Meeting:** Gary Brown made a motion to approve the January 20, 2009 Board meeting minutes, which was seconded by Heather Collins. The vote was unanimous of the Board members present.

**Executive Director's Report:**

Zoning Proposal: Executive Director Steve Levesque said that the MRRA staff and its consultants had been working with Town of Brunswick staff on drafting zoning language regarding NASB. In addition, MRRA staff had attended several workshops with the Town Planning Board. He stated that later in the meeting the Board would be asked to endorse the zoning amendment language in concept, noting that the MRRA staff and the Town staff are still refining some of the language and general standards. Steve said that the next steps are bringing the zoning amendment ordinance before the Brunswick Planning Board and then to the Town Council for approval.

Steve noted that there were several key objectives in drafting this zoning language, as follows:

1. The zoning language and related maps reflect the intent and recommendations of the Reuse Master Plan, including planned land use characteristics and smart growth development elements.
2. The language encourages the rapid re-occupancy of existing buildings on the base.
3. The language provides for a development review process that ensures predictability and encourages expediency for new development activities.

Trustee Appointments: Steve advised the Board that the Governor has appointed Donald Hudson and Adam Cote to the MRRA Board of Trustees, whose confirmations are expected to be on March 3 and March 10, respectively. Steve said that the Governor is to be commended for these nominations as they bring with them valuable experience in business, law, energy and environmental sustainability to the Board. Steve advised that the Governor has one more appointment remaining for a full Board of 11 members, and also will be making some Board reappointments this spring.

Housing Study: Staff has been working with MRRA consultant Peter Roche and his team on the housing disposition study related to the market integration of the 702 unit military family housing private public venture (PPV) project. Steve advised that in order to assist MRRA in gaining important input and feedback necessary for the successful development of the strategy, it has formed a broad-based working group consisting of representatives of the two towns, the State, local housing authorities, the affordable housing coalition, local realtors, developers and Balfour-Beatty Communities. The first meeting of this Housing Work Group met last week. As this study proceeds, strategy recommendations will be brought to the MRRA Housing Committee and eventually the full MRRA Board.

Legislative Matters: Steve recapped 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. In addition, Steve advised that MRRA has requested \$11M in bonding related to the infrastructure on base, and also has requested funding for business attraction efforts, which may be in the supplemental budget rather than the current budget.

**Brunswick Zoning Ordinance Amendment:**

Executive Director Steve Levesque advised the Board that MRRA staff had been working with the Town for some time to develop zoning language that fits within the Town's zoning ordinance. At this meeting, the Board is being asked to endorse this Zoning Ordinance Amendment in concept only. The amendment is not in the form of a stand alone document; instead it will be inserted into various sections of the current zoning ordinance and encompass the following guiding principles: It is consistent with MRRA's Reuse Plan, provides for an expedited review process, and establishes predictability for new developments on base.

Steve then walked the Board through some of the more pertinent provisions of the zoning ordinance amendment, noting that the Town is working on a College Use/Conservation District. He also pointed out subdistricts that relate directly to the Reuse Plan. Also, Steve noted that one key objective of the Zoning Ordinance Amendment is the development review process, which provides for:

- An expedited approval process for the initial reuse of existing buildings for a similar use under 2,000 square feet; and
- An expedited approval process for the change of use of a building with less than 10,000 square feet; provided, however, it does not significantly intensify the use compared to its previous use.

Dana concurred with Steve's report in that the ordinance amendment is consistent with Brunswick's current ordinance and that the zoning must reflect the Reuse Plan. Dana further set out a two step process: (1) Brunswick must have the NASB zoning adopted into the existing ordinance, and (2) the existing ordinance eventually will be incorporated into a new ordinance that conforms to Brunswick's comprehensive plan. Town of Brunswick Planner, Anna Breinich, confirmed that the new ordinance is about a year away from completion but that this language will be included.

All of the Board members present indicated their willingness to endorse the Zoning Ordinance Amendment in concept, with the exception of Gary Brown, who felt his endorsement might be a potential conflict since he is the acting Town Manager, as well as Dana Totman, on the basis that he is a member of the Brunswick Planning Board.

Steve thanked MRRA's Planning and Environmental Manager, Victoria Boundy, and the Town of Brunswick's Director of Planning, Anna Breinich, for all of their hard work in developing the amendment.

## **Committee Reports:**

### Executive Committee:

The Executive Committee met on February 3, 2009.

Chair Art Mayo recapped the meeting for the Board, noting that the Committee discussed housing matters discussed in the Governor's Advisory Committee meeting of January 27. The Executive Committee also discussed the legislative matters previously discussed by Steve Levesque.

### Business Attraction Committee:

The Business Attraction Committee met on January 30, 2009.

Committee Chair Heather Collins said that the Committee conducted an overview of the work that consultant ROI is undertaking, noting that ROI responsible for finding 12 to 15 business leads interested in relocating to this area. Heather reported that so far ROI has identified four organizations considered to be legitimate leads. Heather also reported that the Committee discussed business attraction funding, previously discussed by Steve Levesque.

### Finance Committee:

The Finance Committee met on February 20, 2009.

Committee Chair Charlie Spies reported that the Committee discussed the unaudited statement ending December 31, noting year end adjustments, and the financial statement ending January 31. Charlie said that the MRRRA funding remains in line with the budget. Charlie reported that MRRRA will shortly begin looking for an accountant to help with grant management and cost accounting. He also reported that MRRRA's audit had begun which will produce a third party audit, as required by law.

**Other Business:**

Board member Gary Brown gave a report on the recent Association of Defense Communities (ADC) 2009 Winter Forum held in San Antonio, Texas which MRRRA Deputy Director Jeffrey Jordan and Topsham Planner Rich Roedner also attended. Gary said that the meeting focused largely on new bases versus closing bases. The MRRRA contingency met with representatives from the Navy (David Drozd and Kimberly Kessler) and discussed timelines for property conveyances. The Navy and the MRRRA attendees also discussed the housing issue. Gary reported that the Navy said it will not be reacquiring housing units since it is the Navy's mission to dispose of property. Gary noted that the next ADC annual conference will be held August 2-5 in Boston.

**Public Comments:** None

**Executive Session:**

John Moncure made a motion that the MRRRA Board go into executive session to discuss property matters pursuant to 1 MRSA Section 405(6)(C), which was seconded by Charlie Spies. The vote was unanimous of the Board members present.

John Moncure made a motion that the MRRRA Board adjourn the executive session which was seconded by Charlie Spies. The vote was unanimous of the Board members present. Following adjournment of the executive session, the following motion was made:

**Action Item:** A motion was made by John Moncure to authorize Executive Director Steven Levesque to present an offer to Balfour Beatty for the acquisition of the military family housing units, as recommended by the Housing Committee, which was seconded by Charlie Spies. The vote was unanimous of the Board members present.

**Adjournment:** 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.

---

Heather Collins, Secretary

## **ATTENDEES OF 2-17-09 MRRA MEETING**

<b>Name</b>	<b>Company/Organization/Residency</b>
Deb Elliott	DECD
Scott Jacqmin	Coastal Counties Workforce, Inc.
Steve Eldridge	Town of Lisbon
Brian Whitney	Senator Olympia Snowe's Office
Bill Whitten	Cumberland County
Stan Gerzofsky	State Senator
Catherine Ferdinand	Bowdoin College
Debbie Atwood	Brunswick Town Councilor
Anna Breinck	Brunswick Planner
Antoinette Mancusi	CCWI
Bob Dale	Brunswick Parks & Garden
Carol Tukey	Harpswell
Annee Tara	Coastal Journal
Rachel Ganong	Times Record
Jim Pineau	Congresswoman Chellie Pingree's Office
John Shattuck	Town of Topsham