



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes
January 20, 2009

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

Absent: Shepard Lee

Staff: Steven Levesque, Jeffrey Jordan, Victoria Boundy, and Kathy Paradis

Location: Bath Savings' Community Room, 105 Front Street, Bath, ME

Time: 9:00 a.m.

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

Host Community Comment: The City of Bath's Manager, Bill Giroux, welcomed the MRRRA Board and staff. He thanked the Board for allowing the City of Bath to be host community. Bill updated the Board on Bath's various projects, including the Wing Farm project and downtown infrastructure projects. Bill told the Board that MRRRA is doing a great job and much further ahead in its work than he had anticipated.

Minutes of Previous Meeting: Gary Brown made a motion to approve the December 16, 2008 Board meeting minutes, which was seconded by Charlie Spies. The vote was unanimous of the Board members present, with the exception of John Moncure who abstained because he didn't attend the December Board meeting.

Executive Director's Report:

Executive Director Steve Levesque told the Board that he was hopeful that the Governor would be making appointments to the Board during January. The Board currently has three vacancies.

Steve updated the Board regarding legislation submitted to the Governor and the DECD Commissioner regarding administrative adjustments to the MRRRA statute to bring it in line with the same legal provisions and program benefits provided to the Loring

Development Authority, as well as adjustments to the Military Redevelopment Zone provisions to allow for a pre-closure effective date. Steve advised that the Governor is supporting these requests.

Steve presented a detailed MRRA Work Plan for 2009, a copy of which will be attached to a copy of the approved minutes. Also, Steve reviewed the Work Plan for 2008 and noted that MRRA accomplished all of the deliverables except for the Brunswick Zoning ordinance, which he expects to be accomplished in the next month or so. Steve said that this year's major focus is on property transfer matters. He said MRRA still has to maintain an open process that engages stakeholders and public.

Action Item: John Moncure made a motion that the MRRA Board approve the 2009 MRRA Work Plan, as recommended by the Executive Committee, which was seconded by Heather Collins. The vote was unanimous of the Board members present.

Steve recapped the meeting MRRA staff had with its consultants on Thursday, January 15, stating that the purpose was to discuss the Work Plan and coordinate and prioritize the work. John Moncure stated that the meeting put faces with names and gave the consultants an opportunity to meet each other. Art Mayo commended Steve for his work in putting the meeting together. Dana Totman asked if the economic downturn had any effect on personnel issues with the consultants. Steve replied that the only personnel change thus far is that Mat Eddy has replaced Rob Frank at Eaton Peabody and the change wasn't due to the economic downturn.

Steve reminded the Board that on January 22 at 7:00 p.m. the Military Community Council, Navy and Chamber will sponsor a public meeting. It is a regional public meeting regarding all aspects of base closure. Presentations will be made by Capt. Will Fitzgerald, Commanding Officer of NAS Brunswick, Rick Baribeau, representing the Merrymeeting Board of Realtors, and Mr. Mark Lavin, Senior Vice President of Balfour Beatty Communities, and himself (Steve Levesque). Following the presentations, the floor will open to the public for comments and questions. Steve said that MRRA was initially going to be a sponsor for this public meeting but, at the Board's urging, it will hold a meeting regarding economic development. The economic development meeting will take place in late winter or early spring.

Committee Reports:

Executive Committee:

The Executive Committee met on January 6, 2009.

Chair Art Mayo stated that the Executive Committee discussed Board appointments, the need for financial resources to market the base property and legislative matters. The Committee also discussed the 2009 MRRA Work Plan, previously discussed in the Board meeting.

Finance Committee:

The Finance Committee met on January 13 2009.

Chair Charlie Spies stated that the Committee discussed the year end and quarterly reports, noting that the MRRA auditors will be coming February 16, the result of which will be a final year end audited statement. Charlie also stated that the Committee discussed the action items being recommended to the Board today regarding a Community Development Block Grant (CDBG) for local matching funds for the previously approved OEA funding, as well as FY2009 budget amendments for non-OEA items.

Action Item: Charlie Spies made a motion that the MRRA Board accept CDBG funds in the amount of \$100,000, which meet the Office of Economic Adjustment's FY2009 local match requirement, as recommended by the Finance Committee, which was seconded by Heather Collins. The vote was unanimous of the Board members present with the exception of John Richardson who abstained because he is the Commissioner of the Department of Economic & Community Development (the "DECD") which funded the subject local match.

Gary Brown inquired, and Charlie Spies confirmed that this local match funding is administered through the Town of Brunswick because the DECD needs a municipal authority as fiscal agent.

John Richardson asked that a letter be written by MRRA to Senator Snowe with copies to the other delegation members about the importance of continued support for the CDBG Program and the Neighborhood Stabilization Program. The letter should also request that the Housing and Economic Recovery Act be amended to provide for a categorical inclusion of communities impacted by BRAC, allowing MRRA and/or local housing authorities to take action to mitigate the impact of many units coming on the market at one time.

Action Item: Dana Totman made a motion that the MRRA staff prepares correspondence to the federal delegation requesting its support regarding the CDBG program, the Neighborhood Stabilization Program (NSP), and an amendment to the Housing and Economic Recovery Act to provide for categorical inclusion of communities impacted by BRAC, which was seconded by Charlie Spies. The vote was unanimous of the Board members present with the exception of John Richardson who abstained because he is the Commissioner of the DECD which administers the CDBG funds.

Action Item: Charlie Spies made a motion that the MRRA Board approves the Fiscal Year 2009 Budget Amendments for Non-OEA items, as recommended by the Finance Committee, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Action Item: Charlie Spies made a motion that the MRRA Board accepts the MRRA financial report for the period ending December 31, 2008, as recommended by the Finance Committee, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Public Comments:

John Hodge, Director of the Topsham and Brunswick Housing Authorities, followed up on the earlier Neighborhood Stabilization Program conversation stating that someone should communication with Al Smith, Bath's Community Development Director, so that potential uses of funds could be thought through. John also suggested moving money to Topsham for blighted property.

Ed Benedikt asked the Board to explain its game plan regarding will happen to the Navy housing when the base closes. Dana Totman responded that MRRA is gathering as much information as it can, noting that some information may be forthcoming in Thursday night's Military Community Council meeting and that MRRA has hired a consultant who will be making recommendations to the Board this spring. Dana told Mr. Benedikt that the housing situation is unique to NASB and that there are challenges because MRRA does not own the land or the housing.

Executive Session: John Moncure made 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 Gary Brown. The vote was unanimous of the Board members present.

Adjournment: John Moncure made a motion that the MRRA Board adjourn the executive session and adjourn the MRRA Board meeting, which was seconded by Art Mayo. The vote was unanimous of the Board members present.

Heather Collins, Secretary

ATTENDEES OF 1-20-09 MRRA MEETING	
Name	Company/Organization/Residency
John Hodge	Brunswick & Topsham Housing Authorities
Scott Jacqmin	Coastal Counties Workforce, Inc.
Frank McVey	Brunswick Sewer District
Brian Whitney	Senator Olympia Snowe's Office
Suzanne Krauss	NASB BRAC Office
Mat Eddy	Town of Brunswick
Catherine Ferdinand	Bowdoin College
Chris Mann	Maine DOT
Andrea Quaid	Congressman Michael Michaud's Office
Don Spann	RE/MAX Riverside
Bob Dale	Brunswick Parks & Garden
Ed Benedikt	BACSE
Sarah Stevens	Conservation Law Foundation
Bill Giroux	Manager, Town of Bath
Richard Crossman	EMDC
Rachel Ganong	Times Record
Jim Pineau	Congresswoman Chellie Pingree's Office
Bill Card	Senator Susan Collins' Office
John Shattuck	Town of Topsham