



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes
January 19, 2010

Present: Arthur F. Mayo, III (Chair), Gary Brown, Adam Cote, Donald Hudson, John Moncure, and Charles Spies III

Absent: Thaxter Trafton and Dana Totman

Staff: Steven Levesque, Jeffrey Jordan, Robert Rocheleau, Tom Brubaker, and Kathy Paradis

Location: Bath City Hall, 55 Front Street, Bath, Maine

Time: 4:00 p.m.

Welcome and Introductions: Chair Art Mayo welcomed the attendees and noted that the Board meetings would be rotated among Brunswick, Topsham and Bath on a bi-monthly basis. Also, the meetings will be taped and available for viewing on local cable channels.

Host Community Comment: Paul Mateosian, Assessor and Assistant City Manager welcomed the Board on behalf of the City of Bath. Mr. Mateosian gave a brief update on Bath's economic development projects, including a 94 room hotel scheduled to open on Memorial Day; the completion of the Wing Farm Business Park Phase II; the funding received for Phase III of the Wing Farm project from the Economic Development Administration (EDA); and Bath Iron Works' proposed expansion of their overhaul facility, which received site plan approval from the planning board.

Minutes: Charles Spies made a motion to approve the Board minutes of the December 15, 2009 meeting with the following revision: On page 4 in the first paragraph that is entitled “Project Management Protocol,” change the word “Project” to “Prospect” throughout the paragraph, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Executive Director’s Report:

Board of Trustee Appointments. Executive Director Steve Levesque informed the Board that the Governor had reappointed Charlie Spies to the Board and made four new appointments: Rita Armstrong (Freeport), Sally DelGreco (Brunswick), Sande Updegraph (Brunswick), and Steve Weems (Brunswick). He and Chair Art Mayo will be speaking in support of the nominations at the confirmation hearings in Augusta on January 21. Steve said that the new nominees collectively have experience in finance, real estate, marketing, workforce development and economic development.

Chair Art Mayo took the opportunity to welcome nominees Rita Armstrong, Sally DelGreco and Steve Weems to the meeting.

MRRA Bill (LD 1664). Steve said that over the past several months, staff has been working with Senator Gerzofsky, the Governor’s Office and the Department of Economic and Community Development (DECD) to craft legislation (LD 1664) to support the NASB redevelopment effort by providing MRRA with additional statutory tools similar to the Pease Development Authority and Loring Development Authority, and create the Maine Advanced Technology and Engineering Center (MATEC), which is part of the University of Maine and the Southern Maine Community College, on the base property.

The proposed legislation, if enacted, has the following major provisions:

- The MRRA statute would be amended to adopt specific short, medium and long term goals for the Authority and annual performance reporting requirements;
- The MRRA statute would be amended to add the same indemnification language for the Board as contained in the Loring Redevelopment Authority statute, as well as the recently adopted amendment to the Loring statute allowing for negotiated sales of bonds;
- The MRRA law would be amended to incorporate statutory language regarding the establishment of an airport fund at the former NAS Brunswick airfield, which was recommended by the FAA and would mirror that language adopted by the State of New Hampshire for Pease International

Airport when it was closed in 1991. Steve noted that while the amendment establishes an airport fund, the State is not obligated to fund it; and

- Finally, the proposed amendment directs the Maine Community College System to establish the Maine Advanced Technology and Engineering Center (MATEC) as a campus of Southern Maine Community College at Brunswick Naval Air Station.

U.S. Government - Building a Stronger America Act (S. 583). Steve informed the Board of a very interesting bill in Congress (S.583) that is designed to help stimulate job creation and bolster America's competitiveness through investments in science parks and regional industry clusters. This bill, sponsored by Senator Snowe, would provide grants and loan guarantees for the planning, development and construction of science parks throughout the country. In addition, this bill includes base redevelopment efforts as one of the key criterion for selection to this program.

Steve indicated that he was very excited about this bill, because it was clearly designed to support the types of economic activities MRRA envisions for the new NASB.

This bill was unanimously voted out of the Senate Committee on Commerce, Science and Transportation in mid-December and will soon find its way to the full Senate. The House version is currently being drafted, and Steve said he would keep the Board updated. Steve thanked Senator Snowe for her leadership on this important bill and the whole congressional delegation for their collaborative support of our redevelopment efforts, a sentiment echoed by the Board members.

Aviation Services Manager. Pursuant to the approval of 2010 budget by the MRRA Board and OEA, MRRA is the process of advertising for the Aviation Services Manager position. Steve said the plan is to have this position filled by April 1, 2010.

The Aviation Services Manager will work as part of the MRRA redevelopment team, be the key point of contact on FAA issues, provide property and facility management oversight, and deal with specialized airport problems as they relate to the region, community, tenants, and other government agencies.

The primary duties of this position will include all of the startup activities for a new civilian airport, including working with the Executive Director on the public benefit conveyance transfer from the FAA to MRRA, organizing and managing the planned 2011 air show.

Environmental Impact Statement (EIS). Steve advised the Board that he had just been informed that the EIS has been delayed by two months so completion will not be May 2010, but more likely late August. This delay will also delay the transfer of the airport, which will be vacated within two weeks by the Navy. Steve explained that the reason for the EIS delay is because the internal review by the Navy and the studies took longer than thought (e.g., archeology study, vernal pools study, and aviation green house gas emission analysis).

Board Retreat. With a full Board of Trustees in the near future, Steve said a retreat of the Trustees was being planned to discuss the 2010 work plan and budget; to review processes, protocols and committee structures; and to name the base. The date for the retreat is tentatively scheduled for the morning and early afternoon of February 18th. Steve said he was currently working with the Executive Committee on the agenda.

ADC Winter Conference. Steve advised that Trustee member Thaxter Trafton, Deputy Director Jeffrey Jordan and he would be attending the Association of Defense Communities Winter Forum in Albuquerque, New Mexico, February 21-24. Steve said the conference provides an opportunity to interact with MRRA's peers from across the country, various service representatives and governmental entities that MRRA works with, as well as to educate ourselves on new trends and evolving BRAC issues.

Washington, D.C. Trip. Steve said that he would be travelling to Washington, D.C. on January 20 brief the Congressional delegation on the Economic Development Conveyance and Public Benefit Conveyance for the airport property submittals. Steve said he would also be meeting with Patrick O'Brien, Director of the Office of Economic Adjustment.

Committee Reports:

Executive Committee:

- Bi-Monthly Meetings. Committee Chair Art Mayo reiterated that the Executive Committee recommended that the Board hold bi-monthly instead of monthly meetings because more and more of work tends to be done at the committee level. It was noted that the Board could always call a special meeting if necessary. Committee structures would be discussed at the upcoming Board retreat in February. The next Board meeting will be on March 16 at Maine Street Station, Brunswick, at 4:00 p.m.

- Engineering Consulting Contact. Executive Director Steve Levesque said that in response to MRRA's Request for Qualifications for an engineering consultant, MRRA received 10 proposals. The proposals were reviewed by Steve, Board member Dana Totman, Deputy Director Jeffrey Jordan, and Clean Technology Manager Tom Brubaker, and four firms were selected to be interviewed (Wright-Pierce, Burns & McDonnell, Sevee & Maher, and Woodard & Curran). Based on interviews held last week, the Executive Committee recommends the contract be awarded to Wright-Pierce based on their knowledge on BRAC, NASB and redevelopment issues. It was noted Wright-Pierce has been involved in MRRA's Reuse Master Plan, Operations Plan and the Brunswick Renewable Energy Center (BREC) study.

Action Item: John Moncure made a motion for the MRRA Board to authorize its Executive Director, Steven Levesque, to negotiate and enter into a contract with Wright-Pierce engineers to provide engineering services, as recommended by the Executive Committee, which was seconded by Don Hudson. The vote was unanimous of the Board members present.

Airport Committee:

Gary Brown said that MRRA staff sent out Requests for Qualifications for Fixed Base Operator (FBO) services to over fifty firms and received three proposals. All three firms were determined to be qualified. Two firms responded to the final Request for Proposals. After reviewing and discussing the proposals, the Airport Committee is recommending FlightLevel Aviation as the FBO that most closely represents the approach and qualifications that MRRA is seeking. The Aviation Committee also recommends that the MRRA Board allow the Executive Director to negotiate and enter into a contract and lease with FlightLevel Aviation.

Action Item: Gary Brown made a motion that the MRRA Board authorize its Executive Director, Steven Levesque, to negotiate and enter into a contract and lease with FlightLevel Aviation for Fixed Base Operator services, as recommended by the Airport Committee, which was seconded by Adam Cote. The vote was unanimous of the Board members present.

Steve Levesque introduced Peter Eichleay, President of FlightLevel Aviation, noting that Peter had driven from Boston to attend the MRRA meeting. Peter thanked the Airport Committee and the Board for the opportunity to be the FBO. He said he was familiar with air shows because Lakeland has a large

aviation show. He shared that his investor group has weathered the downturned economy and are optimistic about this opportunity and putting an operating agreement together.

Finance Committee.

Committee Chair Charles Spies said that the Committee met on January 12, 2010 and found no major issues around the quarterly report. As the Committee had requested, Deputy Director Jeffrey Jordan presented it with a summary of the accrued liability around overtime and vacation accruals.

Action Item: Charlie Spies made a motion that the MRRA Board accept the MRRA quarterly financial report for the period ending December 31, 2009, as recommended by the Finance Committee, which was seconded by Don Hudson. The vote was unanimous of the Board members present.

Other Business:

Chair Art Mayo said that it was with mixed emotion that we recognize the departure of Board member Gary Brown. He said that MRRA certainly gained a tremendous amount from Gary's participation on the Board, and while we will miss him as a Board member, we know that we will continue to work with him as Brunswick's Town Manager, we will see him at the MRRA Board meetings, and when MRRA meets with the Town Council. Art then presented Gary with a plaque recognizing his enthusiastic service on MRRA's Board of Trustees from March 2008 to January 2010.

Gary thanked Art for his kind words. He stated that the Town Council has been very clear in their support of the newly nominated Board.

Public Comment: Bernie Brietbart, who resides on Cumberland Street in Brunswick said he understands that MRRA has a tough challenge. He said he was concerned about an uncontrolled aviation complex and wanted to know how it will affect him and his neighbors. Steve said that these issues were addressed during the planning process and are contained in MRRA's aviation study. Steve said he would be happy to meet with Mr. Brietbart to address his concerns.

Executive Session: At 4:50 p.m. John Moncure made a motion to 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. At 5:20 p.m. John Moncure made a motion to adjourn and reconvene the MRRA Board meeting, which was seconded by Art Mayo. The vote was unanimous of the Board members present.

Adjournment: A motion was made by John Moncure to adjourn from the Board meeting, which was seconded by Gary Brown. The vote was unanimous of the Board members present.

Dana Totman, Secretary

ATTENDEES OF 1-19-10 MRRA MEETING

Name	Company/Organization/Residency
Rita Armstrong	Freeport
Sally DelGreco	Brunswick
Steve Weems	Brunswick
Bernie Breitbart	Brunswick
Steve Mistler	The Forecaster
John Anthony	Harpswell
Gay Ordway	Burns & McDonnell Engineering
Paula Hersoni	Brunswick
Peter Eichleay	FlightLevel Aviation