



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes July 15, 2008

Present: Arthur F. Mayo, III (Chair), Heather Collins, Shepard Lee, John Moncure, John Richardson, Stephanie Slocum, Charles Spies III, and Dana W. Totman

Absent: Gary Brown

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

Location: Maine Advanced Technology Center, Brunswick, Maine

Time: 9:02 a.m.

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

Minutes from Previous Meeting: A motion was made by Shepard Lee to approve the minutes of the June 17, 2008 MRRA Board meeting, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Community Comments: Chair Art Mayo invited Joanne King, Chair of the Brunswick Town Council, to speak to the Board about any concerns or comments she might have regarding the base closure. Ms. King thanked the Board for holding its meeting in Brunswick. She talked about the need for a business park in the region in the near term to accommodate existing businesses or those wishing to relocate to the area which would mitigate the impacts of base closure. She indicated that the Town is also working on its Comprehensive Plan to allow for the expansion of its growth area, to accommodate a business park. She thought the business park was a great concept and would work well for the interim pending the base closure. Don Gerrish, the Brunswick Town Manager, spoke of the town's concern about the impact of the local housing market given the uncertainty of the disposition strategy of the privatized housing units at NSAB and privately owned or leased housing units. He also said that the transportation issues are being looked at by the

Town. Both Ms. King and Mr. Gerrish expressed their pleasure in working with MRRA and the surrounding communities.

Executive Director's Report:

OEA Update. Executive Director Steven Levesque updated the Board on the additional funding requested of the Office of Economic Adjustment (OEA). He stated that OEA had approved funding to develop an Operations Plan and Airport Master Plan, and to secure aviation and environmental technical consulting services. Steve indicated that the MRRA has requested funding from OEA to hire a housing consultant to assist with the complex issues surrounding the privatized housing on federal surplus land at NASB.

Renewable Energy Feasibility Study – Cluster Grant. Steve told the Board that the Economic Development Administration (EDA) had approved MRRA's pre-application and requested that a full application be submitted. Steve was hopeful that the grant for this additional \$200,000 would be approved and, if so, the study could begin in the fall of this year.

BRAC IT Workforce Contract. Steve indicated that Phase 1 of the contract with the State had been completed. Phase 1 consisted of conducting an analysis of the information technology (IT) infrastructure that exists on base and each building's IT capabilities. Steve advised the Board that the State had received additional funding from the U.S. Department of Labor for this effort and that the MRRA's scope of work would be expanded to evaluate the IT infrastructure in the region. The evaluation would pave the way for matching up potential companies wishing to relocate or expand in the region with the IT infrastructure.

Consulting Studies. Steve recapped the various studies that the MRRA will be directing in the near future: the airport master plan and a base operations plan, and if funded, a renewable energy center feasibility study and a base housing strategy. In addition, the MRRA has received funding from OEA to hire technical consultants to assist staff with environmental and aviation issues.

Airport Master Plan - Request for Qualifications. Steve advised the Board that six RFQs were received for airport master plan consulting services, noting that the reason a RFQ was used and not a Request for Proposals (RFP) was due to the FAA's preference for RFQs. The Airport Committee will be reviewing the RFQs, conducting interviews, and negotiating a fee. The Committee will recommend a consulting firm to the Board at its September meeting.

Operations Master Plan – Request for Proposals. Steve reported that four proposals had been received. Over the next 30 days, the Executive Committee will review them and determine which firms to interview. After completion of the consultant interviews, the Committee will recommend a consulting firm to the Board at its September meeting.

National Environmental Policy Act (NEPA). Steve described the NEPA process, stating that before any property at NASB and the Topsham Annex can be transferred, the Navy is required to prepare environmental documents on the reuse master plans, as required by NEPA. To meet the NEPA requirement, the Navy will prepare will be the subject of an Environmental Impact Statement (EIS) for NASB and an Environmental Assessment (EA) for the Topsham Annex. Because the EA is a much less complex process, it can typically be completed within six months. Upon completion of the each process, it is expected that the Navy will issue a Finding of No Significant Impact (FONSI) for the EA and a Record of Decision (ROD) for the EIS. Completion of this process will pave the way for property disposal.

Steve told the Board that the Navy has awarded the contract for the EIS and will be awarding the EA contract very soon. He said that he has met with the Navy and its consultants. During the meeting, he was informed that the EIS will take up to two years to complete, as compared to the one year process he was led to believe earlier. Upon review of the schedule, Steve said he believes that the timeframe can be compressed, and has requested that it be compressed, where feasible. The first public scoping session on the EIS will be held in early fall, which is expected to be duly noticed by the Navy.

Annual Meeting. Steve advised the Board that the Executive Committee has set the date for MRRA's first annual meeting for October 21, which is its regular meeting date. The plan is to have the regularly scheduled monthly Board meeting at 4:00 p.m., followed by a reception and the annual meeting, including dinner. The annual meeting will feature a guest speaker and include the annual report and election of officers.

SMCC Presentation. Jim Ortiz, President of Southern Maine Community College (SMCC); Glenn Cummings, acting dean of development for SMCC; and Janet Sortor, Vice President/Academic Dean for SMCC gave a presentation to the Board. The presentation outlined SMCC's need for expansion, its strategic plan, its student base, its budget, and how it would be an excellent fit at NASB by synergizing with industries and other education campuses, making it a magnet for economic development. In addition to health science and advanced manufacturing training, the new campus of SMCC will offer general education programming to serve the needs of local communities. The college estimates it will serve at least 1,500 students at NASB by 2014.

After the presentation was completed, Steve Levesque clarified that SMCC was receiving a public benefit conveyance, as opposed to leasing or purchasing the property. Board members stated that they were pleased to have a much needed comprehensive college program on the redeveloped base to meet the demands of the region's businesses. Jim Ortiz stated that SMCC will be working with Bowdoin, Embry Riddle, private enterprises on NASB, and local industries to respond to training and educational needs of the region.

Committee Reports:

Executive Committee:

The Committee met on July 3, 2008.

Art advised the Board that NASB Commanding Officer, Captain William A. Fitzgerald, has agreed to speak at the Board's September 16 meeting.

Finance Committee:

The Committee met on July 8, 2008.

Chair of the Finance Committee, Stephanie Slocum, gave an overview of the MRRA's quarterly report for the period ending June 30, 2008.

Action Item: Stephanie Slocum made a motion that the MRRA Board accept the financial report for the period ending June 30, 2008, as recommended by the Finance Committee, and subject to pending audit review, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Executive Director Steve Levesque gave background of the OEA grant process by stating that the Finance Committee reviews the amendment proposals prepared by MRRA staff, the proposed amendment is sent to OEA for approval, and then the Finance Committee recommends to the Board that it approve the grant amendment.

Action Item: Shepard Lee made a motion that the MRRA Board approves Budget Amendment #002, which was approved by OEA on June 11, 2008, as recommended by the Finance Committee, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Stephanie advised the Board that the State Planning Office was transferring the remainder of the money (\$3,000) unused from the initial \$15,000 grant it made to the BLRA (the MRRA's predecessor) in 2007 in connection with the work performed by consultants Dover Kohl. Stephanie said that the Finance Committee was recommending that the \$3,000 be used help fund business attraction efforts.

Action Item: Shepard Lee made a motion that the MRRA Board accept the State Planning Office grant funds in the amount of \$3,000 and approve the appropriation of same to the MRRA's Business Attraction Account, as recommended by the Finance Committee, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Stephanie advised the Board that the Governor's office had awarded the MRRA a grant of \$14,500, of which \$8,500 is to be used by MRRA to support business attraction effort, and \$6,000 used to support the completion of the Closure Impact Analysis work being done by the Southern Midcoast Maine Chamber of Commerce. The MRRA is acting as the contractor, subcontracting the Closure Impact Analysis work to the Chamber. She stated that the Finance Committee recommended approval of the grant.

Action Item: John Moncure made a motion that the MRRA Board accept the Governor's Contingency Fund Grant in the amount of \$14,500 and approve that \$6,000 of such amount be given to the Southern Midcoast Maine Chamber of Commerce to be used to support the completion of the Closure Impact Analysis, and \$8,500 be appropriated to the MRRA's Business Attraction Account, as recommended by the Finance Committee, which was seconded by Shepard Lee. The vote was unanimous of the Board members present, with the exception of Heather Collins who abstained due to her affiliation with the Southern Midcoast Maine Chamber of Commerce.

Other Business:

- Heather Collins updated the Board on the status of the Closure Impact Analysis DVD and takeaway newspaper insert, which is a collaborative effort among the Chamber, Times Record, and a local videographer. She said the DVD will be available by the end of the month and that 1,400 copies will be made – 700 of which will be given to the Chamber and 700 to the Governor's office. Leighton Cooney from the Governor's office will provide the MRRA Board with copies of the DVD. The DVD consists of a series of interviews with public and private sector people from three base closure communities with demographics similar to that of NASB and its region: Pease, NH; Devens, MA; and Plattsburg, NY.
- Dana Totman reminded the Board that the next Housing Committee meeting is scheduled for July 29 at 8:00 a.m. in a location to be determined.
- The Board discussed the need for a housing consultant to develop a comprehensive strategy for dealing with the affected housing in light of the fact that NASB is the only base being closed that has privatized housing. Steve Levesque stated that he thought OEA would be favor funding the consultant since there isn't any precedence with the privatized housing issue. John Moncure went on record to inform the public that he does a lot of housing work and that this is going to be one of the most difficult issues for the MRRA to face – it is a very complex issue. This sentiment was echoed by several Board members.

Public Comments:

- Joanne King asked if the Environmental Impact Statement (EIS) had to be completed prior to the housing being disposed of by the Navy. Steve said that the privatized housing could be sold at any point in time, while the land beneath the housing units could not be sold until the EIS was performed.
- Leighton Cooney said that the housing survey conducted by the Governor's Advisory Council was to ascertain (among other things) the number and types of privately owned or rented housing by Navy personnel on NASB and outside the fence. Leighton said the survey results will be presented at the GAC Committee meeting on July 29 and that the MRRA Housing Committee could have an advance copy and for its July 29 meeting as well.

Action Item: 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 Shepard Lee.

Action Item: Upon completion of the executive session, John Moncure made a motion to adjourn the meeting at 10:50 a.m., which was seconded by John Richardson. The vote was unanimous of the Board members present.

Charles Spies III, Secretary

ATTENDEES OF 07-15-08 MRRA MEETING

Name	Company/Organization/Residency
Don Gerrish	Town of Brunswick
Hersch Sternlieb	Brunswick Park & Gardens
Bob Dale	Brunswick Park & Gardens
Bob Weimont	SMCC – Bath Campus Dean
Bill Card	Senator Susan Collins' Office
Carol Tukey	Town of Harpswell
Anna Breinich	Town of Brunswick
Chris Mann	Maine Dept. of Transportation
Jim Ortiz	Southern Maine Community College
Janet Sortor	Southern Maine Community College
Joanne King	Town of Brunswick
Carol Hammond	Southern Maine Community College
Leighton Cooney	Governor's Office
Glenn Cummings	Speaker of the House