



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes March 17, 2009

Present: Arthur F. Mayo, III (Chair), Gary Brown, Heather Collins, Adam Cote, John Moncure, John Richardson (arriving at 9:30 a.m.), and Charles Spies III

Absent: Donald Hudson, Shepard Lee, and Dana Totman

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

Location: The Freeport Community Library, 10 Library Drive, Freeport, Maine

Time: 9:00 a.m.

Welcome and Introductions: Chair Art Mayo welcomed the attendees and invited them to introduce themselves. Chair Mayo announced the appointments of new Board members Adam Cote and Donald Hudson. On behalf of the Board, Chair Mayo welcomed Mr. Cote and noted that Mr. Hudson was out of town but would attend April's Board meeting.

Host Community Comment: Economic Development Director Sande Updegraph welcomed the MRRRA Board to Freeport and thanked everyone for attending. She said that Freeport had completed its first ever vacancy report, noting a retail and office vacancy rate of 11.5% town wide but only 9% in the village. Sande said that the next big project coming online is the Freeport Village Station, a large restaurant and retail development, expected to be opened in May. Sande said that Freeport identified a site for a train station and is looking for sources to fund the Downeast Railroad expansion. Sande also said that Freeport has been working on a regional food cluster, as well as working to find a location for a business park as a mechanism for stepping up to the base property.

Minutes of Previous Meeting: John Moncure noted that the following action item, which was made after Executive Session but before the adjournment of the February 17, 2009 Board meeting, was omitted from the minutes:

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.

John Moncure made a motion to amend the February 17 minutes to include the above action item and to approve the minutes, as amended, which was seconded by Gary Brown. The vote was unanimous of the Board members present.

Executive Director's Report:

Trustee Appointments: Executive Director Steve Levesque reported that the Governor had appointed Adam Cote and Donald Hudson to the MRRA Board of Trustees. Don's confirmation hearing was held on March 3 and Adam's was held on March 10 by the Business, Research, and Economic Development Committee. Mr. Hudson has agreed to serve on the environmental and finance committees, while Mr. Cote will serve on the environmental and business attraction committees. Steve and the Board of Directors welcomed Adam.

Legislative Matters. Steve gave the Board an update on pertinent legislative matters, noting that the Governor's bond package includes \$10 million for the redevelopment of NASB. Steve said it contains \$4.75 million that will be allocated to the Southern Maine Community College/University of Maine campus improvements and \$5.25 million will be allocated to MRRA for overall building and property improvements to make the buildings ready for re-occupancy (e.g., rehabilitation of buildings, bring buildings up to ADA standards, demolition of buildings, fence removal, etc.). Steve added that the joint college facility will be called the Maine Advanced Technology and Engineering Center (MATEC) and that the union of the two educational institutions adds to the core strength of the reuse plan.

In addition, Steve said that legislation had been submitted to the Governor and the DECD Commissioner in several areas, including: 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. Steve thanked the Governor and staff for all of their efforts in supporting MRRA and the base redevelopment.

Steve also advised the Board that Senator Snowe, along with Senator Pryor of Arkansas, is sponsoring a bill to assist America's base communities. Among other things, this bill entitled "The Defense Communities Assistance Act of 2009" includes a provision to encourage no-cost economic development conveyances for bases closed during the 2005 BRAC round. Current law provides for the military to receive fair market value for closed base property. Steve said he will keep the Board advised of the status of the bill.

Consultant Update:

Steve Levesque recapped that the Office of Economic Adjustment is funding an Operations Plan, which includes a infrastructure master plan, a business plan for future property management, and a comprehensive housing disposition strategy. Steve noted that MRRA held a symposium in January for its consultants to meet and coordinate their activities. He then introduced the following consultants who gave the Board a midterm report: Evan McDougal of Hoyle Tanner gave an overview of the progress of the Airport Master Plan; John Blanchard of Matrix Design Group gave a presentation on the progress of the Operations Plan; and Peter Roche of Development Synergies gave an overview of the housing disposition strategy. Steve said that all consultant activities are proceeding as scheduled.

Steve Levesque said that it is MRRA's goal to have a comprehensive disposition plan completed by August; however, the timeline to implement the plan will be delayed three months. The delay is due to additional studies which must be performed as a result of public scoping sessions the Navy held in conjunction with preparing the Environmental Impact Statement (EIS) required under the National Environmental Protection Act (NEPA). Steve said that the Topsham Environmental Assessment (EA) is still on schedule for May 2009, so the Topsham Annex property could be conveyed early.

Committee Reports:

Executive Committee:

The Executive Committee met on March 3, 2009.

Committee Chair Art Mayo told the Board that the matters discussed in the Committee meeting were previously covered in either the consultants' presentations or in the Executive Director's Report.

Housing Committee:

The Housing Committee met on February 24, 2009.

Art Mayo said that Committee Chair Dana Totman was out of country and that most of the Committee's meeting was covered by the housing consultant's presentation. At the Committee meeting, in executive session, the Committee decided to recommend to the Board to allow Executive Director Steven Levesque to submit an offer to Balfour Beatty that is consistent with the recommendations of the housing consultant.

Finance Committee:

The Finance Committee met on March 10, 2009.

Committee Chair Charlie Spies said that the MRRA is pretty much on budget and that there are no major variances. Charlie also reported that there had been a recent drawdown from the Office of Economic Adjustment; the auditor's report will be available for the April Board meeting, and the Economic Development Administration (EDA) grant should be forthcoming in the next few weeks.

New Business: None

Public Comment: Freeport's Economic & Community Development Director, Sande Updegraph, asked if it was economically feasible to reconfigure the base housing units to make them more marketable. Executive Director Steve Levesque said that such an evaluation was being conducted by our consultants.

Executive Session:

At 10:20 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 Gary Brown. The vote was unanimous of the Board members present.

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

Action Item: John Moncure made a motion that the Board authorize the Executive Director to proceed with negotiations with the Navy on the disposition of NASB land and buildings consistent with the guidelines provided by the Board in Executive Session, which was seconded by Gary Brown. 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.

Heather Collins, Secretary

ATTENDEES OF 3-17-09 MRRA MEETING	
Name	Company/Organization/Residency
Suzanne Krauss	NASB
Mike Braun	NASB
Catherine Ferdinand	Bowdoin College
Bob Dale	Brunswick Parks & Garden
Carol Tukey	Harpwell
Kathryn Martin	Brunswick Parks & Garden
Rachel Ganong	Times Record
Andrea Quaid	Congressman Michaud's Office
Bryant Monroe	Office of Economic Adjustment
Stan Dietrich	Office of Economic Adjustment
Dick Ludders	Hoyle, Tanner & Associates
Peter Roche	Development Synergies
Jeff Sneddon	MCBDP
Jonathan Edgerton	Wright-Pierce
Douglas Richmond	Douglas Richmond Architects
Lance Boucher	Governor's Office
Justin Holmes	MCBDP
Frank O'Hara	Planning Decisions
Rich Roedner	Town of Topsham
John Shattuck	Town of Topsham