



## MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes  
May 20, 2008

**Present:** Arthur F. Mayo, III (Chair), Gary Brown, Heather Collins, John Moncure, John Richardson (arriving late), Stephanie Slocum, and Dana W. Totman

**Absent:** Shepard Lee and Charles Spies III

**Staff:** Steve Levesque, Jeffrey Jordan, Victoria Boundy, and Kathy Paradis

**Location:** Bath City Hall

**Time:** 9:06 a.m.

**Announcements:** Chair Art Mayo made the following announcements:

- Public comments would be heard at the end of the meeting;
- Community comments would be presented by the Bath City Manager; and
- Beth Nagusky had to resign from the Board since she had taken a job with the State of Maine's Office of Innovation (per state law).

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

**Minutes from Previous Meeting:** A motion was made by John Moncure to approve the minutes of the April 15, 2008 MRRA Board meeting, which was seconded by Stephanie Slocum. The vote was unanimous of the Board members present.

**Community Comments:** Chair Mayo invited William Giroux, Bath City Manager, to speak to the Board about any concerns or comments he might have regarding the base closure. Mr. Giroux thanked the Board for holding its meeting in Bath and said that he and other Bath officials are watching the base closure closely and are very supportive of MRRA. Mr. Giroux indicated that he would like to improve Bath's position over the next few years, noting that the City recently approved a TIF, is working on a business park, and is assisting West Bath with the Wing Farm project.

## **Executive Director's Report:**

### OEA Update.

Steve Levesque informed the Board that the OEA approved MRRA's requests for additional funding to develop an Operations Plan and Airport Master Plan, and to secure aviation and environmental technical consulting services. The amount of funding approved is \$825,000, with a match requirement of \$62,500. Included in the \$825,000 is \$400,000 for an Airport Master Plan. Steve said that initially staff had requested a waiver of the 10% local match for the Airport Master Plan and that OEA had countered with a 5% match. The balance of the local match (\$42,500), together with the 5% Airport Master Plan local match, totals \$62,500. In response to John Moncure's question, Steve said that the \$62,500 has to be raised before June 30, 2009.

### Grant Updates:

MTI: Staff has been informed by the Maine Technology Institute (MTI) that its Board has approved the initial two phases of MRRA's proposed work plan for \$92,000 contingent upon successful approval of MRRA's grant application for \$200,000 to the Economic Development Administration (EDA). Should the initial phases indicate that the overall project is feasible, MTI will fund the remainder of the work effort.

IT: Steve indicated that MRRA staff has executed a \$40,000 contract with the State and has been working with the Navy, its contractors, and regional technology providers in identifying and mapping the telecommunications infrastructure that exists on the base and evaluating each building's IT (information technology) capabilities. This information will be placed in a database and serve as the basis of subsequent phases of the project to help increase the viability of existing IT companies in Maine and attract those businesses that are expanding to locate in Maine and perhaps on the base property. Steve explained that the grant has two sides: a demand side and a training side. While MRRA and its partners will be performing the demand aspects of the grant as described above, Coastal County Workforce and others will be performing the training side.

### NEPA (EIS/EA):

Steve gave a short presentation to the Board on the National Environmental Policy Act (NEPA) process, stating:

- NEPA was enacted in the early 1970s.
- 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 has determined that the NASB reuse plan will be the subject of an Environmental Impact Statement (EIS) and the Topsham

Annex reuse plan will require an Environmental Assessment (EA), due to the size of the respective planning areas.

- While the EIS and EA differ in scope of analysis and level of evaluation, the objectives of the two documents are similar: to evaluate the broad based environmental effects of the proposed federal actions, which in our case are the impacts associated with implementation of the reuse plans.
- The EIS and the EA will evaluate the impacts associated with the planned build out of the properties and will assess such things as traffic, noise, air pollution, natural systems, etc. The EIS also will evaluate plan alternatives and may suggest additional mitigation measures, should significant environmental impacts be determined.
- The Navy has awarded the contract for the EIS to Ecology and Environment, Inc. (E&E) from Lancaster, New York and will be awarding the EA contract very soon.
- It is expected that the EIS process will begin in June 2008 and take approximately one year to complete. Because the EA is a much less complex process, it can typically be completed within six months.
- The first step will be a public scoping meeting to obtain initial public comments about the proposed disposal action.
- Steve said that while this process is only an evaluation and does not remediate environmental issues, the property disposal process can be expedited because the DEP, MDOT and the FAA can be parties to the EIS to incorporate their concerns.
- Upon completion of these processes, 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.

### **Committee Reports:**

#### Executive Committee.

The Committee met on May 1, 2008.

Art Mayo, Chair of the Executive Committee, gave the Committee Report, stating that the Director's Report covered much of what was discussed in the Executive Committee meeting. He added that the Committee discussed asking a representative from the North Star Alliance to talk before the Board at its June meeting. (The North Star Alliance Initiative is funded by the Department of Labor. The initiative includes business, R&D, education, and workforce development centered on Maine's boatbuilding, marine, and composite industries.) He also said that the Committee discussed inviting Patricia Quinn, Executive Director for the Northern New England Passenger Rail Authority, to speak to the Board in July about expansion of passenger train service in the region.

#### Housing Committee.

The Committee met on April 29, 2008.

Dana Totman, Chair of the Housing Committee, gave the Committee Report:

- The Committee listened to a PowerPoint presentation on NASB Housing Stock given by Steve Levesque;
- The Committee discussed the acquisition of GMH by Balfour Beatty, as well as property disposition strategies;

- The Committee discussed its Mission and Goal Statement and agreed that it reflects the assignment the Board gave to the Committee; and
- The Committee received an update from Leighton Cooney from the Governor's Office on the Housing Survey being performed to ascertain the number and types of privately owned or rented housing by Navy personnel in and around NASB (outside of the fence) and their plans.

**Action Item:** John Moncure made a motion that the MRRA Board approve the Mission and Goals Statement of the Housing Committee, as recommended by the Housing Committee, which was seconded by Dana Totman. The vote was unanimous of the Board members present.

Environmental Committee.

The Committee met on May 15, 2008.

John Moncure, Chair of the Environmental Committee, noted that while Beth Nagusky attended the Committee meeting, she recused herself from any action items.

- The Committee discussed its Mission & Goals Statement and agreed that its charge is to ensure that NASB is remediated methodically and permits development according to the Reuse Master Plan.
- The Committee received an overview of the environmental sites on base by Steve Levesque and discussed a draft Environmental Remediation Strategy, which the Committee unanimously approved as the framework for discussions with the Navy.

**Action Item:** Gary Brown made a motion that the MRRA Board approve the Mission and Goals Statement of the Environmental Committee, as recommended by the Environmental Committee, which was seconded by Dana Totman. The vote was unanimous of the Board members present.

Finance Committee.

The Committee met on May 13, 2008.

Stephanie Slocum, Chair of the Finance Committee, gave the Committee Report, noting that financial reports are given on a quarterly basis and the next will be at the July Board meeting.

- The Committee discussed preparing a borrowing/bond policy and an investment policy, noting that they were not needed presently but would be in the future.
- The Committee asked staff to prepare a memorandum reporting the existing status of grant applications, funding sources, and an expected schedule of expenditures for each.
- The Committee discussed options to reduce weekly wire transfer costs.
- The Committee discussed a draft Accounting Policies and Procedures Manual.
- The Committee directed staff to find out when dual signatures are required on checks.

**Action Item:** Dana Totman made a motion that the MRRRA Board approve the Accounting Policies and Procedures Manual, as recommended by the Finance Committee, which was seconded by John Moncure. The vote was unanimous of the Board members present.

**Times Record Project:**

Heather Collins advised the Board that the Times Record is creating a CD that will give business owners an idea of what to expect regarding base closure and redevelopment in order to better prepare them for what lies ahead. It will be given out to communities within the region. The Times Record visited three base closures communities about the same size and demographics as Brunswick: Pease (NH), Devens (MA), and Plattsburgh (NY) to receive input for the CD. Heather stated that the project should be done by the middle of June.

**Workforce Training Related to Base Closure:**

Steve Levesque introduced Antoinette Mancusi of Coastal Counties Workforce, Inc., (CCWI) who was asked to speak to the Board in response to several questions being raised at April's Board meeting about workforce training related to BRAC. Antoinette presented an overview of the grants that CCWI administers.

Antoinette said that CCWI is a non-profit 501(c)(3) entity founded to administer and oversee the federal Workforce Investment Act (WIA). WIA was passed in 1998 by the federal government in order to consolidate, coordinate, and improve employment, training, literacy, and vocational rehabilitation programs in the United States. CCWI's jurisdiction includes Maine's six coastal counties (Knox, Lincoln, Waldo, Sagadahoc, Cumberland, and York). CCWI has partnered with the BRAC Transition Center to assist workers and family members whose career will be affected by the Station's closure in September 2011.

CCWI implements/administers many projects/grants, including:

- A contract from the Maine Department of Labor to implement The North Star Alliance Initiative (NSAI) for our six-county coastal area (York, Cumberland, Sagadahoc, Lincoln, Knox and Waldo).
- A BRAC Implementation Grant which serves 300 secondary impacted workers with readjustment services and retraining for the information technology industry sector. (CCWI was awarded \$1.2 million.)
- The Maine Advanced Technology Center (MATC). CCWI was instrumental in assisting Southern Maine Community College obtain a \$2.2 million grant awarded by the U.S. Department of Labor for the Maine Advanced Technology Center, which provides composites and other advanced manufacturing technical training to entry level and new workers.
- The Military Spouse Career Advancement Initiative, which is designed to advance military spouses into portable careers by providing them with education and training in high-growth, high-demand occupations in Information

Technology, Education, Health Services, Financial Services and the Construction Trades. Antoinette said that while the training is for spouses leaving the area, those training the spouses are local people. (CCWI was awarded \$750,000.)

**Renewable Energy Project/Landfill.** Steve Levesque gave some background by stating that a year ago the EPA approached the BLRA as it was looking for a Brownfield site for a renewable energy project. It was agreed that a feasibility report would be conducted on NASB's 12 acre landfill which could be a place to site solar panels or wind turbines. Steve stated that NASB also has a pump and treat facility for the eastern plume, and the BLRA questioned whether it was feasible to put micro-hydro turbines in those end lines to generate energy. The EPA contracted with Gregory Kemp from the Pennsylvania-based consulting firm of Gannet Fleming who spoke about his findings:

Wind Turbines: The large foundation of the turbine could disturb the landfill's cap. Also, the FAA has rules prohibiting turbines over 200' in height from being in close proximity the airfield. In addition, the turbine's spinning noise can interfere with radar.

Solar Panel: Mr. Kemp indicated that the solar panels would be feasible on the landfill if two feet of fill were spread over the capped landfill to avoid puncturing the landfill.

Pump and Treat Facility: Minimal energy can be generated by micro-hydro turbines but opportunities exist for the cleaned water in irrigation, industrial cooling and other applications.

Mr. Kemp stated that although plenty of opportunities exist, the cost of implementation can be high.

Steve Levesque said that this presentation is just a snapshot of the landfill and water treatment facility. Studies will be performed in the future to look at other parts of base.

**Other Business:** None.

**Public Comment:** None.

**Action Item:** 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.

**Action Item:** John Richardson made a motion that the MRRA Board return into public session, which was seconded by Gary Brown. The vote was unanimous of the Board members present.

**Action Item:** John Richardson made a motion that the Executive Director is authorized to negotiate a license agreement with the U.S. Navy for a short-term land lease for

property adjacent to buildings #225 and #252 and a sublease agreement with Red Bull and/or Stack Box LLC, which was seconded by John Moncure. The vote was unanimous of the Board members present.

The meeting was adjourned at 11:10 a.m.

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Charles Spies III, Secretary

<b>ATTENDEES OF 05-20-08 MRRA MEETING</b>	
<b>Name</b>	<b>Company/Organization/Residency</b>
Andrea Quaid	Congressman Michaud's Office
Bob Dale	Brunswick Park and Gardens
Hersch Sternlieb	Brunswick Park and Gardens
Lance Boucher	Governor's Office
Jim Upham	City of Bath
Bill Giroux	City of Bath
Seth Koenig	Times Record
Mathew Eddy	Town of Brunswick
Bill Card	Senator Collins' Office
Chris Mann	Maine DOT
Don Gerrish	Town of Brunswick
Paul Mateosain	City of Bath
Leighton Cooney	Governor's Office
Al Smith	City of Bath
Gregory Kemp	Gannett Fleming, Inc.
Janice Cooper	U.S. Rep. Tom Allen's Office
Bill Whitten	Cumberland County
Rich Roedner	Topsham Planner
Deb Elliott	DECD
Jeff Sneddon	MCBDP
Brian Whitney	Senator Snowe's Office
Catherine Ferdinand	Bowdoin College
John Shattuck	Topsham - Economic Development Dept.