



## MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes  
November 17, 2009

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

Absent: Shepard Lee

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

Location: Maine Street Station, 16 Station Ave., Brunswick, Maine

Time: 4:00 p.m.

**Welcome and Introductions:** Chair Art Mayo welcomed the attendees and Thaxter Trafton. Art explained that because John Richardson had declared his candidacy for governor, which resulted in his obligatory resignation as Commissioner of the Department of Economic and Community Development (DECD), he was no longer eligible to sit on the MRRA Board. Therefore, Governor Baldacci appointed Thaxter Trafton, the interim Commissioner of the DECD, to sit on the MRRA Board in place of John Richardson. Art briefed the Board and viewing public on Thaxter's many accomplishments, including: Deputy Commissioner of the DECD, Director of the DECD's Business Development Department, Chief Administrative Officer of the Oakland-Alameda County Coliseum Authority, and Team President of the Cleveland Cavaliers. The Board members then introduced themselves.

**Host Comment:** E. Benet Pols, Vice Chair of the Brunswick Town Council, welcomed the Board to the newly constructed Maine Street Station in Brunswick. Mr. Pols drew many comparisons to the future redevelopment of NASB and the redeveloped Maine Street Station, noting that both had to define themselves, remediate environmental concerns, find funding, and weather an

economic downturn. He also noted that both entities have the advantage of support from a strong congressional delegation as well as public and private partners. He said that because the base is located in Brunswick its redevelopment is of great concern to the Town.

**Minutes of Previous Meeting:** John Moncure made a motion to approve the minutes of the October 22, 2009 meeting, which was seconded by Gary Brown. The vote was unanimous of the members present, except for Charlie Spies who abstained because he did not attend the October Board meeting.

### **Executive Director's Report.**

#### Legislative Matters.

➤ State:

- Board Vacancies. Steve said there are two vacancies on the Board and that Charlie Spies and Gary Brown are under consideration for reappointment by the governor. The governor's office indicated that legislative confirmation hearings will occur sometime in January.
- MRRA Statute. MRRA staff has been working with the governor's office and the DECD to amend MRRA's statute to bring it in line with other base redevelopment authorities (such as Pease), including giving MRRA an airport authority. The Legislative Council has voted to proceed with our proposal and allow the bill to be considered this session. Steve thanked Senator Gerzofsky for his hard work on this legislation.

➤ Federal:

- No-Cost/Low Cost EDC. Steve said he was pleased to report that the President signed the fiscal year 2010 National Defense Authorization Bill, which included language that supported the expansion of the availability of economic development conveyances (EDCs) to include no-and low cost opportunities.

The new law amends the Defense Base Closure and Realignment Act of 1990 by not requiring the DOD to seek fair market value for the conveyance of property. The law now grants DOD the discretion to take into account local economic conditions of affected communities and the cost of public infrastructure when determining the amount of consideration to be requested for properties affected by all BRAC rounds. The change also amends the 1990 BRAC Act to authorize DOD to accept, as consideration for property, a share of gross

revenues that a local redevelopment authority receives from third-party buyers or lessees from sales and long-term leases of conveyed property. Steve said the new language allows MRRA to make a case for a no or low cost EDC. Steve thanked the Maine congressional delegation for their hard work in making this language happen, as well as Governor Baldacci who led the nation's governors in bringing this amendment about.

Renewable Energy Center Initiative. Steve advised the Board that MRRA received a \$200,000 contract award from the Economic Development Administration (EDA). This award matches the \$200,000 award from the Maine Technology Institute (MTI) and will allow MRRA to initiate the renewable energy center feasibility study and hire a Clean Technology Manager. Now that the MTI and EDA grant agreements are finalized, Steve said he was pleased to announce the hiring of Thomas Brubaker of Brunswick to lead the renewable energy initiative.

Steve advised the Board of Tom's impressive credentials, including that he possesses over 34 years of leadership and management experience in energy management, facilities management, engineering and construction. He is currently the Network Energy Manager for the VA New England Healthcare System encompassing eleven medical centers in all the New England States. Previous to that post, Tom served in the positions as the deputy public works officer and civil engineer/planner at Naval Air Station Brunswick. His experience in energy applications to large facilities and his working familiarity with NASB's buildings and infrastructure will be an asset to both the renewable energy initiative and the redevelopment effort. Steve then introduced Tom to the Board who welcomed him to MRRA.

Consultant Studies. Steve reported that all the major work efforts of MRRA's consulting studies have been or are very near completion. The housing strategy for the military family housing has been completed following the presentation to the Board in July and acceptance in September. The Airport Master Plan and Operations Plan should be complete within a week. The draft Public Benefit Conveyance application for the airport property will be submitted to the Federal Aviation Administration and the draft Economic Development Conveyance application for approximately 1,300 acres in Brunswick and Topsham will be submitted to the US Navy this week. These are draft documents because they are being negotiated. Once they appear finalized, they will be brought to the Board for approval.

OEA Conference. Steve said that he and Deputy Director Jordan attended the 2009 Defense Community Conference on November 2-5. The focus of this conference was to evaluate the BRAC 2005 process and to identify best practices and problem areas. Attendance at this conference was required by all communities receiving OEA funds. A number of "best practices" were

discussed. Two of the topical sessions featured NASB reuse efforts including: the NASB workforce transition initiative which was presented by Mike Braun and Marty McMahon of NASB, Coastal Workforce and other stakeholders. In addition, Steve said he was asked to present the BLRA's homeless outreach and trust fund program. Steve said he was also invited to serve on a panel discussing base realignment, growth and closing issues.

Annual Meeting. As a follow-up to MRRA's second annual Board Meeting and Dinner on October 24, Steve reported that everyone he talked to had positive remarks. About 113 people attended the function, which featured a positive and uplifting presentation by Chuck Lawton. Steve complimented the Hilton Garden Inn Freeport staff, which did a first class job with the facility and meal and of course his staff, most notably Kathy Paradis and Clare Tosto for organizing the event.

ADC Winter Conference. Steve reported that the Association of Defense Communities (ADC) will be holding its Winter Forum in Albuquerque, New Mexico from February 22-24, 2010. Steve said he is required to attend since he is on the ADC Board and that Deputy Director Jeffrey Jordan usually attends these meetings as well. Board members desiring to attend should let Kathy Paradis know as soon as possible. The two available slots will be on a first-come first-served basis.

### **Brunswick Renewable Energy Center.**

Executive Director Steve Levesque gave a PowerPoint presentation on MRRA's vision of the Brunswick Renewable Energy Center (BREC). Steve said that NASB has the assets to have an energy-centered business and living laboratory where research and development, manufacturing, prototype development, company incubation, or other aspects of renewable energy technology can occur. Steve said there has been much interest in the BREC project. In fact, earlier in the day he hosted a tour of the base with the governor and a contingent from Norway who expressed an interest resulting from the Governor's International Trade Mission regarding wind power. He referred to the BREC as a plug-and-play, meaning that several different kinds of renewable energies could be plugged into the grid. He said that MRRA wants Brunswick to be "the place" for renewable energies from start to finish, while always updating and growing. Steve identified some of MRRA's partners including CMP, Oak Ridge National Laboratory, the University of California at Irvine and the International District Energy Association, among others. Steve said that the study elements for the feasibility study should take about 19 months.

Adam Cote added that Maine has great potential in green technology and NASB would be prime property for a renewable energy center. He stressed that MRRA should also concentrate on energy storage technology. He said he was pleased that the University of Maine received a deep water offshore wind power DOE

grant and that it was the only university on the coast to receive one. He is happy that we are partnering with UC Irvine who leads the way on distributed energy and is hopeful that Maine will lead the way on the eastern coast. He also wanted to remind everyone that board member Don Hudson's company, Chewonki, is one of MRRA's partners. He also would like to encourage a business roundtable with Maine's energy related companies.

Chair Art Mayo commended Steve Levesque on a job well done and thanked him for all of his hard work regarding the BREC.

### **Executive Committee.**

The Executive Committee met on November 3.

Committee Chair Art Mayo said that most of what was discussed in the Executive Committee meeting was previously covered in the Director's Report. However, there were a couple of other matters to bring before the Board: An amendment to MRRA's travel policy and an authorization to enter into a contract.

**Action Item:** John Moncure made a motion that the MRRA Board adopt the amendments to MRRA's travel policy, as recommended by the Executive Committee and as attached to these official minutes, which was seconded by Charlie Spies. Steve summarized the changes for the Board after which the Board voted unanimously of those present to adopt said amendment.

Steve said that an RFP was sent out to consulting firms for the development of design guidelines. MRRA received four proposals and MRRA staff and Board member Dana Totman interviewed two companies. The consultant will be working with MRRA staff and Brunswick and Topsham's planners to establish architectural guidelines, including smart growth development opportunities.

**Action Item:** John Moncure made a motion that the MRRA Board authorize its Executive Director, Steven Levesque, to enter into a contract with WBRC Architects/Engineers for community design consulting services, as recommended by the Executive Committee, which was seconded by Gary Brown. The vote was unanimous of the Board members present.

### **Public Comment:**

- Fred Blanchard from Brunswick spoke at length about how the Midcoast Regional Redevelopment Authority's redevelopment efforts could suffer the same fate as the Loring Development Authority's and his fears that the cost of redeveloping the base will result in years and years of taxpayer subsidized payments with no significant redevelopment realized.

Charlie Spies thanked Dr. Blanchard for his comments and asked him what

action the Board should take. Dr. Blanchard suggested sending it out to bid and turning the base over to a private developer.

- Fran Brennan said that he lives at the end of the runway and wanted an update as to aviation uses on base. Steve Levesque informed him that MRRA's vision is to have a general aviation facility (not commercial or a hub for cargo). Steve said that there would be less traffic than when NASB was fully operational.

**Executive Session/Adjournment:** At 5:00 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 from Executive Session and adjourn from the Board meeting, which was seconded by Gary Brown. The vote was unanimous of the Board members present.

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Dana Totman, Secretary

<b>ATTENDEES OF 11-17-09 MRRA MEETING</b>	
<b>Name</b>	<b>Company/Organization/Residency</b>
Joan Crothers	<b>Birch Meadow Homeowners Assocaition</b>
Fred Blanchard	Brunswick
Scott Jacqmin	Coastal Counties Workforce
Fran and Judy Brennan	Brunswick
Jay Prindell	Topsham
Carol Tukey	Harpswell
David W. Chipman	Harpswell
Brent Por	Brunswick
Chris Courtright	Burns & McDonnell
Bob Dale	Brunswick Park and Gardens
Guy Ordway	Burns & McDonnell
Brian Whitney	Senator Snowe's Office
Dave Markovchick	Brunswick
Annee Tara	Coastal Journal
Debbie Atwood	Brunswick Town Council
Mindy Favreau	Mainebiz
Bill Card	Senator Collins' Office
Marty McMahan	NASB
Mike Braun	NASB
Catherine Ferdinand	Bowdoin