



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes
October 22, 2009

Present: Arthur F. Mayo, III (Chair), Gary Brown, Adam Cote, Donald Hudson, Shepard Lee, John Moncure, John Richardson, and Dana Totman

Absent: Charles J. Spies III

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

Location: Hilton Garden Inn, Freeport, Maine

Time: 4:00 p.m.

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

Minutes of Previous Meeting: John Moncure made a motion to approve the minutes of the September 15, 2009 meeting, which was seconded by Shepard Lee. The vote was unanimous of the members present, except for Gary Brown who abstained because he did not attend the meeting.

Executive Director's Report.

Renewable Energy Center Feasibility Center. Steve advised the Board that MRRA received an award of \$200,000 from the Economic Development Administration (EDA), which matches \$200,000 previously received from the Maine Technology Institute (MTI). This money will allow MRRA to start the renewable energy center feasibility study and fund a Clean Tech Manager position. The grant agreements with EDA and MTI are being finalized.

Legislative Matters.

➤ State:

- Board Vacancies. Steve said that there are two vacancies on the Board and Gary Brown is under consideration for reappointment by the governor. The governor's office has indicated that legislative confirmation hearings will occur sometime in January.
- MRRA Statute. MRRA staff has been working with the Governor's Office and the Department of Economic and Community Development to amend MRRA's statute to bring it in line with other base redevelopment authorities. The Legislative Council has voted to proceed with our proposal and allow the bill to be considered this session.

➤ Federal:

- No-Cost EDC. Steve reported that the House-Senate Conference Committee reported that the 2010 National Defense Authorization bill included language that advanced the effort to expand EDCs by not requiring DOD to seek fair market value for the conveyance for all base closure property. The language 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. Steve said that the new language allows closed bases to make a case for less than fair market value. Steve thanked the Maine congressional delegation for their hard work in making this language happen.

Consultant Studies. Steve updated the Board on the status of MRRA's consultants' work. He stated that most of the studies are complete, including the housing strategy for the military family housing. The Airport Master Plan, which serves as the basis for the public benefit conveyance application to the FAA, is very near completion and will serve as basis for MRRA's FAA application. Also the economic development conveyance application for the base property (approximately 1,300 acres in Topsham and Brunswick) will be submitted to the Navy in November.

Governor's Trade Mission. Steve reported that he attended the Governor's Trade Mission to Spain and Germany on September 19-26 to explore business opportunities in the wind energy sector. Of particular interest to MRRA is the wind energy sector's supporting supply chain. Steve said he met with some

potential partners that want to set up manufacturing facilities on base. These prospects are exciting since the targeted energy sectors fit well with the composites cluster planned for the redeveloped base.

OEA Conference. Steve advised the Board that he and Deputy Director Jeffrey Jordan will be attending the OEA 2009 Defense Community Conference from November 2-5 in Orlando. In addition, Steve advised that Governor Baldacci had been invited to participate on a panel. OEA believes Maine to be a model leader in the base closure experience. The focus of the conference is to evaluate the BRAC 2005 process to date and identify best practices and problem areas.

A discussion ensued regarding whether the airport property will be taxable. Steve Levesque said that based on his discussions with the State of Maine, the airport property is exempt if it is aviation-related.

Executive Committee.

The Executive Committee met on October 6.

Committee Chair Art Mayo Art said that most of what was discussed in the Executive Committee meeting was previously covered in the Director's Report. Art said that he wanted to express the Board's appreciation for the hard work of Senator Gerzofsky regarding the legislative amendments to MRRA's statute to bring it in line with other base redevelopment authorities. Art added that the Board is also appreciative of Stan's work on the bond issue regarding Southern Maine Community College and NASB, and is hopeful that the taxpayers will approve it in June.

Art said that the Committee also discussed nominating a slate of officers for MRRA's second annual meeting. The Committee agreed to recommend that the Board of Directors remain the same with its current officers.

Action Item: Gary Brown made a motion that the following slate of officers be elected to the MRRA Board of Trustees for a one year term:

- Chair: Arthur F. Mayo, III
- Vice-Chair: John Moncure
- Treasurer: Charles J. Spies III
- Secretary: Dana Totman

The motion was seconded by Shepard Lee. John Moncure said that while change is healthy; however, this next year is important and he thinks that the Board should remain the same. The vote was unanimous of the Board members present.

Airport Committee.

The Airport Committee met on September 17.

Committee Chair John Richardson informed the Board that the Committee discussed the Fixed Base Operator Request for Qualifications (RFQ) process. The RFQ was mailed to 60 firms and MRRA received three proposals. The Committee agreed that all three were qualified firms and should receive a Request for Proposals (RFPs). Committee Chair Richardson said that MRRA Deputy Director Jeffrey Jordan did an outstanding job drafting the RFQs and RFPs.

The Committee also discussed the naming of the airport. Deputy Director Jeffrey Jordan has been in contact with staff from the Brunswick, Mt. Ararat and Morse high schools to solicit proposed names from the students.

The Committee also received an update from Steve Levesque, Ralph Nicosia Rusin of the FAA, and Evan McDougal of Hoyle Tanner on the extensive discussions and research regarding MRRA's efforts to obtain the ILS system and seek FAA approval of the obstruction data collected by the Navy in 2008. Commissioner Richardson praised the work of Steve Levesque, Jeffrey Jordan and Evan McDougal for the determination and hard work.

John Moncure asked Steve to explain what the issues are surrounding the "x"s painted on the runway. Steve answered that if the airport is shut down, the "x"s have to be removed (ground off) from the airstrip. MRRA wants to work with FAA to eliminate the need to remove markings and lighting.

Business Attraction Committee.

The Business Attraction Committee met on October 13.

Committee Chair Adam Cote said that the Committee's primary purpose was to discuss Steve Levesque's Gubernatorial Renewable Energy Trade Mission to Spain and Germany. Steve reported that there was great interest from Spain and Germany investing in Brunswick. The Committee also discussed MRRA's role in the wind and renewable energy industries. Steve stated that the key for MRRA is to be part of the growth of Maine's wind energy industry and to support its supply chain.

Chair Cote reported that the second half of the Committee meeting was more process oriented, with Committee members discussing how they can become more involved in the business attraction process without overlapping the Executive Committee's role. The Committee decided that this issue should be discussed at next year's MRRA retreat, after all of the board seats have been filled.

Environmental Committee.

The Environmental Committee met on September 30.

Committee Chair John Moncure said that the Committee met with the Brunswick Area Citizens for a Safe Environment (BACSE) to discuss BACSE's concerns related to environmental cleanup on base and how the two groups

can work together. It was decided to meet on a on a semi-annual basis, unless pressing matters come up requiring additional meetings.

Chair Moncure said that BACSE is concerned about the environmental remediation program conducted on base because historically it has only addressed superfund sites and not general storm water issues. Also, Steve Levesque brought up that the redevelopment that MRRA seeks to do on base is going to have to go through normal process (i.e., approvals from Maine's Department of Environmental Protection and the U.S. Environmental Protection Agency) so there will be checks and balances as MRRA goes through the process.

Housing Committee.

The Housing Committee met on September 29.

Committee Chair Dana Totman reported that the Committee met and reviewed its mission and goals. Executive Director Steve Levesque gave an historic overview, along with an update on the homeless trust fund, and the acquisition of the military housing by George Schott.

The Committee also discussed the occupancy of the NASB housing. MRRA's Facility Manager Bob Rocheleau stated that inquiries as to occupancy/vacancy rates to Balfour Beatty have gone unanswered.

The Committee discussed the Housing Disposition and Redevelopment Plan's objectives, noting that MRRA has two options: either be the master developer or establish a partnership with the eventual owner/developer with MRRA being the ground lessor. The key to implementing the strategies outlined in the BNAS Housing Disposition and Redevelopment Plan by Development Synergies is controlling the land under the housing. The Committee discussed restrictive covenants that could be placed in a development agreement to address the expressed interests of the area communities and the Committee's mission and goals.

Leighton Cooney gave the Committee an update of the MaineHousing homebuyer programs available to lessen the impact on the area's real estate market due to the closure of the base.

Finance Committee.

The Finance Committee met on October 13.

Deputy Director Jeffrey Jordan gave the Committee report in Chair Charlie Spies' absence. Jeffrey reported that the Committee reviewed the quarterly financial report ending September 30 and found them to be on track and is recommending Board approval. Jeffrey stated that MRRA has a two year budget and is 86% through the year.

The Committee also reviewed proposed amendments for the Accounting and

Procedures Manual to incorporate references to third party accounting services and a few technical changes to improve grammar and readability. The Committee agreed to recommend these changes to the Board.

In addition, Committee reviewed the budget for 2010 line by line. Jeffrey stated that as a matter of process, the Committee authorizes the Executive Director to submit the draft budget to OEA to discuss and negotiate. A final budget will be presented to the Board for approval once OEA has given its concurrence. Jeffrey is hopeful that OEA approval will be forthcoming so that the Board can approve it before the end of the year.

Action Item: Donald Hudson made a motion that the MRRA Board accept the MRRA quarterly financial report for the period ending September 30, 2009, as recommended by the Finance Committee, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Action Item: Donald Hudson made a motion that the MRRA Board adopt the amendments to the Accounting Policies and Procedures Manual, as recommended by the Finance Committee, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Other Business:

Board Chair Art Mayo reported that MRRA met with the Brunswick Town Council on September 29 to discuss the Town Council's role in the redevelopment of NASB, the public concerns about Unmanned Aerial Vehicles (UAVs) and Oxford Aviation's plans to lease space at NASB. Art said that it was a good and productive session. One of the things that came out of the workshop is the time in which the MRRA Board will meet in the future. The meetings will still be held on the third Tuesday of the month; however, they will begin at 4:00 P.M. instead of 9:00 A.M., and hopefully this will allow more people to attend. In addition, the meetings will be televised and with the MRRA website address on the bottom of the televised screen. Gary Brown said that Brunswick would send its DVD to other communities with a request that it be televised.

Public Comment:

Kate Chipman from Harpswell spoke at length in opposition of future air shows at NASB and the possibility of UAVs at the base. She questioned whether the Brunswick Local Redevelopment Authority's survey was objective enough. She is concerned because she feels these uses are combat-related.

In response, John Richardson talked about the public visioning and outreach during the BLRA and Steve Levesque expanded on it, citing the many sessions and meetings the BLRA hosted. John Richardson said many of the meetings were televised and most matters put to a vote were with the consensus of all of the board and overwhelmingly supported by the public.

Luke Shorty asked if the area's students had participated in the redevelopment process. Steve Levesque informed him that there had been a public visioning session with students and he was very impressed with the results. The students were focused on future jobs, technology, and innovation.

Richard Crossman stated that in May he attended the wind energy conference in Chicago which had 1,200 exhibitors with supply-side companies. He said several European countries had booths and he feels that Maine is positioned to do much of this work with its partners. He advocated that the Board commit to connect with the companies in this state. Board member Adam Cote echoed the sentiment for himself and the Business Attraction Committee. John Richardson added that when the Governor went to Norway on the wind energy trade mission he discovered that two companies from York County, Maine, were instrumental in some of Norway's off shore wind turbine flotation device companies.

Adjournment: Shepard Lee made a motion to adjourn the meeting at 5:20 p.m., which was seconded by Gary Brown. The vote was unanimous of the Board members present.

Dana Totman, Secretary

ATTENDEES OF 10-22-09 MRRA MEETING	
Name	Company/Organization/Residency
Jonathan Edgerton	Wright Pierce
Mindy Favreau	MaineBiz
Margo Knight	Brunswick Town Councilor
Stan Gerzofsky	State Senator, Brunswick
Sue and Don Spann	Re/Max Riverside
Paul Clark	Morton Real Estate
Craig Baranewski	CMP
Alan Brigham	EDA
Sheila Youmans	Family Focus
Luke Shorty	Limestone, ME
Bo Yerxa	So. NHU
Kate Reilly	MSSM
Mike Braun	NASB
Marty McMahan	NASB
Benjamin Jaehre	GNP, Inc.
David Werlin	GNP, Inc.
Bill Card	Senator Collins' Office
John Marsh	Bath Savings
Gary Higginbottom	Hydrogen Energy Center
Sam Townsend	E2 Tech
Brian Whitney	Senator Snowe's Office
Charlie Ault	Border Trust
Anna Breinich	Town of Brunswick
Chris Courtright	Burns & McDonnell
Frank Dubois	Burns McDonnell
Guy Ordway	Burns McDonnell
Dick Ludders	Hoyle Tanner & Associates
Evan McDougal	Hoyle Tanner & Associates
Steve Daniels	CMP
Scott Jacqmin	Coastal Counties Workforce
Steve Mistler	Forecaster
Catherine Ferdinand	Bowdoin College
Janine Lipfert	Bath Savings Institute
Seth Koenig	The Times Record
Karen Klatt	Brunswick Town Councilor
Bob Dale	Brunswick Park & Gardens
Richard Crossman	Allen Insurance

Leighton Cooney	Governor's Office
Rebecca Launer	Bath Savings Institute
Annee Tara	Coastal Journal
Dale Wilde	Hoyle Tanner & Associates
Rich Roedner	Town of Topsham
Ani Cooper	Freeport
Dave Markovchick	Town of Brunswick