



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes
September 15, 2009

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

Absent: Gary Brown

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

Location: Bath City Hall, 55 Front Street, Bath, Maine

Time: 8:00 a.m.

Executive Session: 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 Shep Lee. The vote was unanimous of the Board members present.

Adjourn Executive Session: At 9:55 a.m. John Moncure made a motion that the MRRA Board adjourn from executive session, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

MRRA Board Meeting Welcome and Introductions: At 10:00 a.m., Chair Art Mayo welcomed the attendees and invited them to introduce themselves.

Host Community Comment: Paul Mateosian, Assistant City Manager of Bath, welcomed the Board to Bath. He said City Manager William Giroux had a prior commitment and regretted not being able to attend the meeting. Paul gave the Board an update on the several economic development projects going on in Bath, including phase two of the Commercial Street training park, a 94 room hotel under construction, and the Wing Farm Industrial Park project. Paul took the opportunity to thank the congressional delegation for their work.

Minutes of Previous Meeting: Art Mayo noted that the August Board meeting had been cancelled. Adam Cote made a motion to approve the July 21, 2009 minutes as presented, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Executive Director's Report.

Renewable Energy Center Feasibility Study: Steve informed the Board that we received a \$200,000 contract from the U.S. Economic Development Administration, which matches the \$200,000 award from the Maine Technology Institute. These funds will allow MRRA to start the renewable energy feasibility study and proceed with hiring a Clean Tech Manager. Steve said that the Board will be asked to accept the grant funds later in the meeting.

OEA Approval: Steve advised the Board that the Office of Economic Adjustment (OEA) approved our request for a 7th budget amendment and that the Board would be asked to approve this amendment later in the meeting.

Legislative Matters:

➤ State.

- Steve said that there are still two vacancies on the Board and Gary Brown is under consideration for reappointment. The Governor's office has indicated that legislative confirmation hearings will occur sometime in January to fill these slots.
- MRRA staff has also been working with the Governor's office and the DECD to amend the MRRA statute to bring it in line with other base redevelopment authorities.

➤ Federal.

- No-Cost EDC. The proposed no-cost economic development conveyance (EDC) provisions of the Department of Defense Reauthorization Act were fully supported by the House of Representatives; however, the U.S. Senate's provisions were not as strong as the House's. The final language will need to be negotiated at the Joint Conference Committee later in September.
- Joint Reserve Center (JRC). Steve advised that the JRC is moving ahead with the facility design approved by both parties. The time gaps in funding for the two service units are problematic. While the Marine project funding is part of the 2010 BRAC, the Army National Guard funding won't be available until at least 2012.

Annual Meeting and Dinner: Steve stated that MRRA's annual meeting will be on Thursday, October 22, starting with a 4:00 p.m. meeting in which the Board will elect officers, followed by a reception, annual dinner, and guest speaker.

Consulting Studies: All of the consulting studies are near completion. The housing strategy for military housing was completed in July and the Board will be asked to accept the document later in the meeting. The Airport Master Plan and Operations Plan are nearly complete and the respective PBC/EDC applications will be submitted soon.

Association of Defense Communities: Steve reported on the August 2009 ADC Conference in Boston that he, Deputy Director Jeffrey Jordan, Board Vice-Chair John Moncure, and representatives from the Governor's office and Maine Congressional offices attended. The major topic of discussion was the no-cost EDC bill in Congress (Maine's entire delegation was recognized for their leadership on this issue). There were also opportunities for one-on-one meetings at the ADC conference with Navy Program Management Office staff and OEA staff.

John Moncure added that Steve was a high profile presenter at the ADC meeting. John suggested that other board members attend, noting he learned much from the public sessions, but that the one-on-one meetings were extremely valuable.

2011 Air Show: Steve announced that MRRA is looking into having a 2011 air show at NASB and will request the Blue Angels to perform. This is a way of generating some revenue for the redevelopment of the base property.

MRRA Office Space: NASB's Pass Office, which is located next to MRRA's office, has been closed. This presents an opportunity for office space for MRRA's new Clean Tech Manager. Steve advised that he's negotiating with the Navy to lease this property.

Governor's Trade Mission: Steve thanked the Executive Committee for granting him permission to participate in the Governor's Trade Mission.

Committee Reports.

Finance Committee: The Finance Committee met on September 8. Committee Chair Charlie Spies said that the Committee reviewed the July 31 and August 31 Financial Statements and found them to be on tract. The Committee also discussed OEA budget amendment #007, as well as the budget appropriation for an alternative energy feasibility study, and is recommending that the Board approval of both items.

Action Item: Charlie Spies made a motion that the MRRA Board approve Budget Amendment #007, which was approved by OEA in August 2009, as recommended by the Finance Committee. The motion was seconded by Shepard Lee. Part of the amendment includes a transfer of \$25,000 to enter into a MOA with the Town of Brunswick to hire a person to serve as lead liaison between the Town and MRRA. Art Mayo clarified that this amount is just a portion of the liaison's salary, that the Town would be paying an equal or greater portion of it as well. The vote was unanimous of the Board members present.

Action Item: Charlie Spies made a motion that the MRRA Board accept a \$200,000 grant from the Economic Development Administration dated August 27, 2009, and a \$200,000 grant from the Maine Technology Institute dated August 31, 2009, which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Executive Committee. The Executive Committee met on September 1. Committee Chair Art Mayo said most of what was discussed in the Committee meeting was covered in the Executive Director's report. Art did want to remind everyone that the Environmental Committee is meeting with BACSE on September 30 at 5:30 p.m. at the Southern New Hampshire University.

Airport Committee. Committee Chair John Richardson said that the Committee, MRRA's consultants and the FAA continue to discuss issues surrounding the airport and the public benefit conveyance. He announced that there would be an Airport Committee meeting on Thursday, September 17, at 2:00 p.m. at the Southern New Hampshire University.

Housing Committee. Committee Chair Dana Totman said that the Committee had not met but has a meeting scheduled for September 29 at 8:00 a.m. at a location to be determined. The housing disposition plan discussed at last month's meeting was received in final form and the Housing Committee is requesting that the Board approve same.

Action Item: Dana Totman made a motion that the MRRA Board accept the BNAS Housing Disposition and Redevelopment Plan prepared by Development Synergies LLC dated August 2009, which was seconded by John Moncure. The vote was unanimous of the Board members present.

Other Business.

Action Item: John Moncure made a motion that the Board authorize an economic development conveyance application and to submit a property conveyance plan to the FAA and Dept of Navy no later than November 1, 2009, which Shepard Lee seconded.

Steve explained that as part of redevelopment process, MRRA needs to submit a property disposition plan and economic development conveyance plan to the Navy and a public benefit conveyance application to the Federal Aviation Administration. Hopefully, the FAA application process will be expedited since we have been having conversations with the FAA for over a year and a half.

The vote was unanimous of the Board members present.

Public Comment.

F. Lee Bailey spoke about the upcoming NBAA convention. Oxford Aviation has put the worst of its economic slump behind it and would like to work for larger companies and, by doing so, hire more employees. Bailey said that these are bleak times for aviation and aircraft are not getting thrown away; they are getting refurbished and painted. He is optimistic that Oxford will have a place on base but needs to have a contract signed with MRRA in order to contract work with aviation businesses. Oxford feels that they can obtain contracts once a commitment is in place for a paint booth and hangar.

Chair Art Mayo reminded everyone of MRRA's Annual Meeting and Dinner on October 22 at the Hilton Garden Inn - Freeport; that the October 6 Executive Committee will be nominating officers for MRRA's Board of Directors; and that the November 17 Board meeting will be at Maine Street Station in Brunswick.

Adjournment. At 11:30 a.m. John Moncure made a motion to adjourn the Board meeting which was seconded by Shepard Lee. The vote was unanimous of the Board members present.

Dana Totman, Secretary

ATTENDEES OF 9-15-09 MRRA MEETING	
Name	Company/Organization/Residency
Catherine Ferdinand	Bowdoin College
Wynne Levine	SeaWind Connections
Carol Tukey	Harpwell
Kathryn Martin	Brunswick Parks & Garden
Brian Whitney	Officer of Senator Snowe
Steve Mistler	The Forecaster
Deb Elliott	DECD
Rich Roedner	Town of Topsham
Seth Koenig	The Times Record
Anna Breinich	Town of Brunswick
Matt Eddy	Eaton Peabody
John Hodge	Topsham & Brunswick Housing Authorities
Frank McVey	Brunswick Sewer District
Len Blanchette	Brunswick Sewer District
Mike Braun	NASB
Marty McMahan	NASB