



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Meeting Minutes May 19, 2009

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

Absent: Shep Lee and John Richardson

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

Location: The Elijah Kellogg Church, 917 Harpswell Neck Road, Harpswell, Maine

Time: 9:02 a.m.

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

Host Community Comment: Carol Tukey, the Planner of Harpswell, welcomed everyone to historic Harpswell. Carol indicated that the new cell phone tower on Mountain Road in Harpswell will improve communications considerably in the area, including the base. She also said that Harpswell received a grant to develop zoning and performance standards for a portion of the Mitchell Field property and that a Request for Proposals was being mailed to consultants next week.

Minutes of Previous Meeting: John Moncure made a motion to approve the April 21, 2009 minutes as presented, which was seconded by Adam Cote. The vote was unanimous of the Board members present, with the exception of Gary Brown and Charlie Spies who abstained because they were absent from April's meeting.

Executive Director's Report:

Federal Legislative Update.

Steve reported that on May 7, H.R. 2295, "the Defense Communities Assistance Act of 2009," was introduced in the House of Representatives. This bill is a companion to S. 590 introduced by Senator Olympia Snowe on March 12, 2009. Both bills provide immediate and long-term benefits to base closures across the country. Steve said that

congressional hearings would be held this summer in front of the House and Senate Armed Services Committee. He added that there is bi-partisan sponsorship for both bills.

Governor's Bond Package.

Steve said that we are still in the mix for the Governor's bond package, which includes \$10M for the redevelopment of NASB (\$4.75M for SMCC campus improvements and \$5.25M to MRRA for building and property improvements on base). Steve said we are waiting to see how the negotiations go on the bond package.

Steve said that MRRA continues to work and follow the progress of other submitted legislation to the Governor and DECD Commissioner, including administrative adjustments to the MRRA statute to bring it in line with the same legal provisions and program benefits as Loring Development Authority, and adjustments to the Military Redevelopment Zone provisions to allow pre-closure tenants those benefits. Steve also said that he and Jim Nimon of the Governor's Office agreed that MRRA's proposed tax increment financing (TIF) language would be pushed into the next budget session.

Environmental Remediation Activities.

Steve updated the Board on the environmental remediation activities by presenting a map of the base delineating cleanup sites, providing a copy of MRRA's Environmental Remediation Strategy, and giving an overview of each environmental site and the strategies to facilitate clean up. MRRA staff and the Environmental Committee developed a remediation strategy which prioritizes the Navy's remaining Installation Restoration Program (IRP) cleanup activities to correspond with MRRA's reuse plan.

Steve briefed the Board on the following NASB environmental remediation sites: The Old Navy Fuel Farm, the Old Battery Dump (Site #7), The Incinerator Pit (Site #9), and the Eastern Plume. Steve said that since the 1980s, the Navy has spent approximately \$80M on environmental remediation on base, and will probably spend another \$20M to 30M before the work is completed. He said that the process is long-term; usually well past the closure of a base, adding that the remediation plan could take 25 to 30 years, although new technologies may shorten the time.

Restoration Advisory Board member Carol Warren advised the Board that the TIGER team will be in town and will meet with public on June 2 at Parkwood Inn. The TIGER team is a group of Navy experts from California who will try to come up with innovative ideas to remediate environmental concerns.

Herschel Sternlieb asked if the Navy knew of all the locations of hazardous environmental sites on base. Steve asked that if anyone knows of hazardous or environmentally unsafe locations on base to please contact the Navy to let them know so that it can investigate the site. Carol Warren said that the Navy keeps a tracking system of such sites.

Name the Base.

Steve said that MRRA began asking the public to come up with possible names for the base (after closure) about six months ago via MRRA's website and guest columns in the *Times Record*. MRRA staff developed a list of possible names based on the public's responses to which it added more potential names. After MRRA staff conducted an internal process, it felt that Midcoast Maine Technology Park, with the tag line "for innovation and sustainability," might be an appropriate name for the base. Steve said in order to market the property a name needs to identify the location, needs to target industries that are tech related (hence the word "Technology"), and the word "Park" speaks of a park like environment or business park. The tag line tells you what we are trying to do.

Dana Totman felt that naming the base was a very important event and that more time is needed. He also suggested that MRRA may want to speak with a consultant. Gary Brown asked if Topsham would have its own name. Gary also stated that for the Brunswick property, he felt that the word "Brunswick" should be included. Adam Cote suggested that the top four names be given to the public to decide. Don Hudson added that special places have geographical names – names that take on the work that happens in the place and would create instant name recognition.

Dana Totman recited a list of potential names for consideration: George Mitchell Center, New England Business Base, Maine Air and Business Park, Base of Business, Maine Business Base, George Mitchell International Center, Sky High Park, Seacoast Technology Park, Joshua Chamberlain Business & Air Park, Maine Technology Base, New England Technology Base.

Art Mayo assigned the Business Attraction Committee the task of coming up with a shortlist of names and to gauge what the public's feelings are regarding the names.

Jim Nimon, Governor's Office. Art Mayo introduced Jim Nimon of the Governor's Office to give an update on state matters. Jim said that the budget was finalized and the next item to be considered is the bond package, which will go before the appropriations committee as soon as possible. Jim spoke about the Military Redevelopment Zone being aligned to the Pine Tree Development Zone. Like a qualified Pine Tree Development Zone, employees of a qualified business, for whom a certificate has been issued, reimbursement is 80% of the withholding taxes withheld each year for those qualified employees for a period of no more than 10 years.

Jim Nimon said that he is looking to obtain \$100,000 of marketing money for MRRA. Heather said that she attended a breakfast meeting with Charlie Colgan who indicated that the economic recovery of the state will depend on redevelopment of NASB, and Heather indicated that she agreed with his assessment. Jim suggested making use of other organizations, such as Maine businesses and foundations to help fund MRRA's marketing efforts.

Committee Reports.

Executive Committee.

The Executive Committee met on May 5, 2009.

- Chair Art Mayo announced that there would be no June or August Board of Directors meeting.
- Steve recapped his meetings with MRO firms at the 2009 Aviation Week MRO Americas conference in Dallas, Texas.
- Steve advised that Bryant Monroe of the Office of Economic Adjustment will be speaking at the July Board meeting about MRRA's progress compared to other 2005 BRAC'd bases.

Airport Committee.

The Airport Committee met on May 5, 2009.

In Committee Chair John Richardson's absence, Vice Chair Gary Brown told the Board that the Committee discussed desired alternative layout plans and conveyance mechanisms, noting that consultants Richard Ludders and Evan McDougal presented three alternative Airport Layout Plans. The Committee expressed support of Alternative II with a recommendation that the fire station be demolished and used as a site for a private/corporate hangar facility adjacent to the future general aviation terminal building. Committee member Heather Collins said that a Request for Qualifications/Proposals would be prepared to solicit an airport fixed based operator.

Business Attraction Committee.

The Business Attraction Committee met on May 6, 2009.

Heather Collins reported that consultant ROI did great job and gave MRRA 14 solid leads. Heather stated that she thought this was a good return on MRRA's investment and a good model for generating leads for other industries to locate on the base. Heather also reported that the Committee discussed a project (yet to be named) that the DECD is working on to bring a business on base. Heather noted however that MRRA is competing with other states for this company's business. Heather also said that the Committee discussed funding for MRRA's business attraction efforts perhaps by fundraising efforts to private businesses and foundations. Heather spoke of the need to work constructively with the state as well.

Housing Committee.

The Housing Committee met on April 28, 2009.

- Steve Levesque advised the Committee that HUD had approved Brunswick and Topsham's Reuse Master Plans and homeless applications which created a trust fund of \$650,000 targeted to help homeless people in the area.
- Dana updated the Board on the Northeast Housing/Balfour Beatty sale of housing, stating that there is essentially nothing new and that MRRA is staying in contact with Balfour Beatty, but we are still not clear as to Balfour Beatty's development plans.

- Finally, Dana noted that MRRRA's housing consultant, Peter Roche, is looking at the demographics of the region and its ability to absorb 702 housing units. Peter expects to have a draft housing report for Committee review in June.

Finance Committee.

The Finance Committee met on May 12, 2009.

Committee Chair Charlie Spies reported that there were no significant items to report. He indicated that the quarterly report would be done in July. He also noted that a Request for Proposals had been advertised for a contract accounting position.

Environment Committee.

The Environmental Committee met on May 14, 2009.

Committee Chair John Moncure advised the Board that the purpose of the Committee meeting was to brief new Board members Don Hudson and Adam Cote on environmental matters, much like what was earlier presented to the Board. Don Hudson stated that it will be very important to fine tune the list of environmental priorities of the Navy to focus its efforts so as not to interfere with redevelopment.

Public Comment:

Lee Bailey spoke on behalf of Oxford Aviation. He said that when Oxford initially contemplated moving to the base, its vision was to have avionics training (including technicians and mechanic training) on base as well. Consequently, he spoke with Embry Riddle Aeronautical University ("ERAU") about starting a school in which students could go right to Oxford for employment after finishing school. After a meeting in January 2009 with officials from ERAU, its dean, Bernie Cordial, flew up to Maine last Monday from Daytona, Florida, and upon seeing the facilities available, he was enthused. Lee said that Dean Cordial talked about replicating many of the facilities of Daytona in Brunswick for all phases of aviation. Lee Bailey said that this is a tremendous opportunity and will be a feather in Brunswick's cap.

Charlie Whitten, ERAU's Director of Academic Support, said that ERAU has campuses in 135 locations throughout the world. Most are military; some are civilian. However, there are only two locations that train aviation technicians and mechanics. He reiterated that the Dean Cordial is very much in support of replicating an ERAU campus at this time, and unlike Daytona, Brunswick would be all encompassing because it could have "hands-on" training. Board member Adam Cote asked if ERAU had done any research as to enrollment and job opportunities in Brunswick. Mr. Whitten said that they have just started the process of finding out (getting on base was a problem). Now ERAU is advertising, and they are being recertification with the Maine Department of Education to teach off base. ERAU's focus may be on a training program that is not necessarily degree associated.

Steve Levesque said that a key element to supporting target industries is to have training and education that not only trains the initial workforce but also provides opportunities for professional development. This is an evolutionary process that will grow depending upon the needs. Steve also said that the MRO companies he has spoken with are happy

to learn that Embry Riddle will be a partner. Steve also noted that the ERAU training will synergize well with SMCC and the University of Maine's Advanced Technology and Engineering Center on base.

Other Business:

Carol Warren brought the Board up-to-date about the background study that is being conducted on environmental impacts that are occurring naturally (i.e., in nature) on the base (such as arsenic). These areas will set the standards for what work needs to be done.

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 Adam Cote. The vote was unanimous of the Board members present.

John Moncure made a motion that the MRRA Board adjourn from executive session, which was seconded by Dana Totman. The vote was unanimous of the Board members present.

Adjournment:

At 11:03 a.m. John Moncure made a motion to adjourn the Board meeting, which was seconded by Adam Cote. The vote was unanimous of the Board members present.

Dana Totman, Secretary

ATTENDEES OF 5-19-09 MRRA MEETING

Name	Company/Organization/Residency
Don Gerrish	Brunswick
Carol Warren	Brunswick
Catherine Ferdinand	Bowdoin College
Bob Dale	Brunswick Parks & Garden
Carol Tukey	Harpswell
Steve Mistler	The Forecaster
Hersch Sternlieb	Brunswick Parks & Garden
Seth Koenig	The Times Record
John Shattuck	Town of Topsham
Frank McVey	Sewer District
Jeff Sneddon	MCBDP
Charlie Whitten	Embry Riddell
Deb Elliott	DECD
Lee Bailey	Oxford Aviation