



NEWS&UPDATES

A quarterly newsletter about the Loring Commerce Centre showcasing the opportunities, facility's assets, news and on-going activities.

ABOUT THE LORING COMMERCE CENTRE

The Loring Commerce Centre, the former Loring Air Force Base, has evolved into a busy commercial, industrial and aviation park that is currently home to over twenty-five business entities, collectively employing over 750 highly-qualified personnel. The Loring Commerce Center is managed by the Loring Development Authority of Maine (LDA), a quasi-state agency.

Loring possesses some of the most significant “open the door ready” economic development assets in northern Maine. With over 3,800 acres of developed area and over 900,000 square feet of existing unoccupied or underutilized modern and practical buildings and developable sites, all supported by high-capacity municipal utility infrastructure and a newly constructed dark fiber network, Loring has the capacity to support substantial new business development activity. Furthermore, in addition to supporting local and national markets, Loring's facilities also can support international markets, due to its proximity to Canada and northern Europe. Please refer to www.Loring.org for a comprehensive listing and descriptions of these superb assets.

THE LORING COMMERCE CENTRE BUSINESS DEVELOPMENT PLAN

The LDA has recently completed a new “forward looking” business development sustainability plan to support the redevelopment activities of the LDA, with an

LDA TRUSTEES NAME NEW OFFICERS

At their Annual Meeting held on June 15th, the LDA Board of Trustees elected its officers for the coming fiscal year:

Jeremy Fisher, Chair
Patrick Paradis, Vice Chair
Kris Doody, Secretary
Benjamin Shaw, Treasurer

The remaining members of the very dedicated Board of Trustees, who are all appointed by the Governor include:

Lynn Bromley, Timothy Crowley, Denise Garland, Kristine Logan, Grace O'neal, Suzie Paradis, Joseph Sleeper, Lee Umphrey and Galen Weibley.

The management staff of the LDA:

Carl Flora, President & CEO
Donna Sturzl, Director of Finance & Accounting
Neal Haines, Facilities Manager



**LORING
COMMERCE
CENTRE**

Learn more at: loring.org

BUSINESS NEWS

The LDA and First Cut Hay, LLC have agreed to a three-year lease of the 20,000 square foot former bowling center at the Commerce Centre. First Cut Hay LLC farms and processes premium hay products for distribution to the high-quality horse feed market throughout the US.

emphasis on securing new businesses investments to the Loring Commerce Centre. SHL Enterprise Solutions, with the assistance of Designlab and Bull Rock Consulting, has been engaged to assist the LDA with the plan's implementation.

To meet the goals and objectives of the plan, the SHL team is working with the State and the LDA in launching a robust marketing effort, including, a revamped website, active social media presence, participation at targeted industry trade shows, direct mail campaign and working with industry and government partners. As articulated in the plan, some of the most promising target business sectors for Loring include:

- Transportation manufacturing, maintenance, repair and overhaul
- Warehousing for Maine manufacturers and processors
- Food product processing and value-added production
- Forest product manufacturing and value-added production
- Aviation and aerospace
- Renewable energy development and distribution

We all share a passion to see Maine prosper economically, especially in our hard-hit rural areas like northern Maine. The re-emergence of the Loring Commerce Centre as the great new place for business innovation is critical to growing our economy. Many thanks to the Governor and the Legislature for recognizing the importance of this critical economic asset to Maine and investing in this initiative. Please refer to press release: <https://www.maine.gov/decd/about/news/mills-administration-announces-new-business-development-and-marketing-effort-revitalize>

INFRASTRUCTURE PROJECTS UNDERWAY

Upgrades to infrastructure including water, sewer, and roadways are necessary to support new and existing economic activity at the Commerce Centre. Roadway improvements will assist the movement of employees, goods, services and facilitate commercial activity. Loring has several pending wastewater collection system and road improvements in the works.

Wastewater System Improvements

Over a decade ago, the Greater Limestone Wastewater Treatment Facility was completed and began for the first time to treat the combined wastewater of Limestone and Loring. Prior to that time, Limestone had completed, and LDA had started, projects to replace sewer lines to address “Infiltration and Inflow” (I & I) issues, which refers to water entering the sewer collection system either through roof or floor drains or from cracks in old sewer pipes that admit groundwater. I & I is not wastewater to begin with and would not have to be treated if it can be kept out of the system. To that end, sewer lines must be replaced, or sleeved, and drains must be disconnected from the system. Unused portions of the system can also be disconnected.

In 2006, LDA completed a flow monitoring study that recommended a ten-phase plan to replace sections of the sewer collection system to reduce I & I into the collection system and at the wastewater treatment plant. Over the past 15 years, LDA has completed the first four phases of work totaling over \$2.9 million. Now, Loring is preparing to complete the work. The new project is expected to be supported by various funding sources including a CDBG public infrastructure grant, a Maine DEP wastewater infrastructure grant together with funding from the Clean Water State Revolving Loan Fund - with principal forgiveness; a grant through the Northern Border Regional Commission and a Congressionally Directed Spending (CDS) request. These funding sources will allow for the completion of the remaining six phases of work consisting of replacing nearly 20,000 feet of gravity sewer and manholes with PVC sewer and precast concrete manholes.

Reducing flows to the treatment plant will reduce our costs for wastewater treatment services provided by the Limestone Water & Sewer District (LWSD). It will also help LWSD with achieving 85% removal of biological contaminants (“BOD”) during wet weather events as required by regulation and will minimize the chance of discharging untreated wastewater to the environment. As in the past, the CDBG portion of the funding has been granted to the Town of Limestone; Limestone is a conduit to the CDBG funding for LDA.

LDA recently heard from Senator Collins, Senator King and Congressman Golden that each of them would be recommending our CDS request. There are more hurdles to clear at the committee level but the recommendations are a very important first step. The LDA is very appreciative of the support of our Congressional members.

Roads and demolition

LDA recently learned that a \$3.1 M Congressionally Directed Spending (CDS) request had been approved. Our proposal is to use the funds for repairing and reconfiguring roads from 4 lanes to 2 lanes, and to complete demolition of several unusable structures. The justification we offered in support of the request was that Loring represents an existing taxpayer investment of hundreds of millions since it was first constructed in the 1950's. It represents an opportunity to retain upwards of 700 existing jobs, and attract new jobs to replace former Air Force jobs from the 1990's, and former Maine Military Authority jobs lost over the past 8 years. Finally, existing facilities can support many additional jobs in new industries and businesses. Reduction of roadway width from 4 to 2 lanes in many places will reduce the cost of plowing and maintenance. Removal of substandard structures will address blighted conditions and make the park more attractive to new businesses. Again, thanks to the efforts of our Congressional delegation, this funding will help make Loring an attractive and functional business park for years to come.

REGIONAL ECONOMIC DIVERSIFICATION STRATEGY - AIRPORT MASTER PLAN AND ENERGY ASSESSMENT

The LDA is working with the Department of Defense to secure funding to develop a Regional Economic Diversification Strategy, aimed at reducing the region's reliance on defense jobs by expanding the Region's employment base. This strategy will include broad-based regional workforce, aviation and energy assessments. As part of this overall strategic planning effort, the LDA plans to conduct two major planning efforts aimed at growing aerospace opportunities and securing energy resiliency at the Loring Commerce Centre.

The Airport Master Plan will build a business case for the civilian reuse of the former aviation complex and needed improvements for acceptance of the facility into the FAA National airspace system. It will also develop the business case of the facility as an FAA certified Unmanned Aerial Systems (UAS) test facility. The benefits anticipated from this effort will help diversify the regional economy by attracting "new-age" private and public sector investments into the Loring aviation complex and result in new job creation in the aerospace sectors.

The Energy Capacity/Needs Assessment and Resiliency Plan will forecast the future energy needs of the Loring Commerce Center campus and evaluate the level, capacity and improvements needed in this critical infrastructure to support growth. The Plan will also recommend needed improvements to allow for the Loring campus to enhance energy

resiliency with a focus of long-term "behind the fence" sustainability, (e.g., becoming a self-sustaining energy island). The benefits anticipated for this project element will help set the stage for the creation of new investments on the campus and additional job creation in the energy sector. An added benefit from these investments will provide for energy resiliency and long-term security for businesses at the Loring campus.

Stay tuned for the exciting roll-out and details of this exciting initiative, which will involve the collaboration of numerous entities in the Region.

AIR FORCE CONDUCTING PFAS STUDY

The US Air Force is in the process of conducting further "remedial investigations" into the PFAS issue at Loring. Looking into the application of Aqueous Film Forming Foams, "AFFF", and assessing the potential ecological and human health risks is the latest phase in the Air Force's investigation into PFAS contamination and will include multiple informational public meetings during the study period. AFFF was used at Loring to put out aircraft fires on the runway and conduct training.

In a recent Air Force presentation to the LDA Trustees, the initial site inspection was completed in 2018, confirming PFAS presence in eighteen areas, primarily where the firefighting foam was used and stored. This investigation concluded that groundwater at and around Loring does not exceed EPA health advisory guidelines. The level of contamination and the type of remediation needed will be determined in the remedial investigation, to be conducted this summer. The investigation includes a risk assessment report; the report is expected to be complete in June 2023.

Following this work, appropriate remedies will be accomplished by the Air Force to mitigate any public exposure. It's important to note that the US Government, through the Air Force is the primary liable party for any preexisting contamination at Loring, and there is an indemnification statute in place for transferees and subsequent transferees of military properties.

PFAS is being investigated in many Maine communities and is becoming better known. The US Navy has been conducting similar studies at the former NAS Brunswick and the Midcoast Regional Redevelopment Authority has been working with the Navy, the DEP, and local developers to manage development and ensure public health is protected. This example, as well as others around the country, clearly demonstrate that this issue is manageable and that economic growth can occur at Loring.