



LORING COMMERCE CENTRE

Loring Development Authority of Maine
Board Meeting Minutes
October 5, 2022
154 Development Drive, Suite F
Loring Commerce Centre, Limestone, Maine

1. Call to Order

The meeting was called to order by Jeremy Fischer at 9:30 a.m.

LDA Board Members participating by online conference: Patrick Paradis, Lee Umphrey, Timothy Crowley, Kris Doody, Jeremy Fischer, Ben Shaw, Kristine Logan and Joe Sleeper.

LDA Board Members absent: Suzie Paradis, Denise Garland, Lynn Bromley, Grace O'Neal and Galen Weibley.

Others participating by online conference: Barbara Hayslett, Congressman Golden's Office; Steve Levesque, SHI. Enterprise Solutions; Ashley Judkins, DFAS; Ryan Guess, DFAS; Paul Towle, Aroostook Partnership; Tony Levesque, Fort Fairfield; Roger Felix, Loring Job Corps; Thomas Manning, Scott Hinkle and Kelly McDonald, Green 4 Maine; Hayes Gahagan, Loring Holdings; Ryan Gahagan, Loring Energy; and Tim McCabe, The Bunker Inn.

LDA staff participating by online conference: Carl Flora, Neal Haines and Donna Sturzl.

2. Identification of board members and others

Attendance was taken.

3. Minutes of Meeting of June 15, 2022 and July 25, 2022

MOTION: Motion was made by Lee Umphrey and seconded by Kris Doody to accept the minutes of the June 15, 2022 and July 25, 2022 meetings as presented.

VOTE: Motion was voted on and passed unanimously.

Correction to Minutes of May 11, 2022

The minutes of the May 11, 2022 meeting were approved, however, the minutes contained an error. The minutes recorded the motion to approve the Consolidated Payment Agreement with Loring Holdings, LLC, but the vote on the motion was not recorded. A vote had been taken and the motion was unanimously approved by the board at the May 11, 2022 meeting.

The action on the May 11, 2022 minutes was reopened and modified to show the vote.

MOTION: Motion was made by Patrick Paradis and seconded by Kris Doody to approve the minutes of the May 11, 2022 meeting as corrected and presented today.

VOTE: Motion was voted on and passed unanimously.

4. Financial Statements for April and May 2022

The statements for April and May are similar to those for March, which were presented at the June meeting. There is an increase in construction in progress reflecting the work on the sewer improvement project and accounts payable line has also increased. Most expense continue to run under budget, but the utilities line remains over budget due to the increased cost for heating fuel.

MOTION: Motion was made by Kris Doody and seconded by Ben Shaw to accept the financial statements for April and May 2022 as presented.

VOTE: Motion was voted on and passed unanimously.

5. Correction to minutes of May 11, 2022 meeting.

This item was taken up earlier.

6. Report of Quasi-State entity

In compliance with statutory requirements, the annual report documenting small contributions and certain expenses was provided to the Board of Trustees.

MOTION: Motion was made by Patrick Paradis and seconded by Kris Doody to accept the annual report documenting small contributions and certain expenses for FY22 as presented.

VOTE: Motion was voted on and passed unanimously.

7. Finance Committee Budget recommendations

Mr. Flora said that the Finance Committee met on September 28 to consider the budget for FY23 with two alternatives; one with a Green 4 Maine (G4M) closing and one without a closing. With a closing, open staff positions would be filled and equipment repairs and purchases could be made. Without a closing, additional reductions would need to be made.

Mr. Fischer said that this is a stark issue. Last year LDA asked the Governor for funds to continue operations until the G4M closing occurred. That closing hasn't happened yet. Although significant cuts were made to the budget, a shortfall of \$700,000 remains without the closing. With the G4M closing the budget for the year is positive. We need a closing to happen soon.

MOTION: Motion was made by Benjamin Shaw and seconded by Patrick Paradis to adopt the budget as presented such that our spending plan with the Budget #1 scenario would be as set forth; and, in the event the G4M closing does not occur for Budget #2, we adopt a "continuing resolution" allowing expenditures consistent with customary practices, excepting that new debt would not be incurred without the board's specific approval.

VOTE: Motion was voted on and passed unanimously.

8. Marketing and outreach activities report – Steve Levesque

Mr. Levesque presented his reported from Grand Forks, ND where he's attending a UAS Summit. The new web site for Loring is live: www.loringcommercecentre.com and new information about local communities is being added – showcasing the area's communities and contemporary assets such as the university system, medical facilities and more. The response from the public has been very positive. Please review and send comments or corrections as well as bios and photos. Other trade shows attended include the International Machine Technologies Show in Chicago and the Big E Agricultural show in Massachusetts. The airport master plan for Loring will help promote UAS activity. Social media posts are being shared and calls are coming in. Work is ongoing with prospects with interest in aviation, biorefinery and agriculture. The next newsletter will be out in October, and will wait for the G4M closing; would be great to announce the new partnership.

9. President's Report

Road improvements. A local contractor is making repairs to the roads in highest use areas with the west entrance as the priority.

Business Development Committee. The committee met September 20, 2022 and had a demonstration of the new website. A remaining issue is what to do with the existing website - www.loring.org. The link could remain active and redirect people to the new website automatically or the site could remain active with a link to the new site. The Committee also reviewed leases; approved a Right of First Refusal for a large biomass prospect; and approved a resolution to work with an energy and manufacturing prospect.

Loring Open House 2022. The open house held in August was a great success with a B-52 on site for the weekend demonstrating that the Loring runway is usable by large, heavy aircraft.

Municipal Services. Steve Levesque and Mr. Flora met with two members of the Limestone Board of Select Persons. The Town is having trouble paying for emergency services provided to Loring and would like LDA's share of the costs to increase. LDA currently pays for half of the cost of ambulance services and \$20,000 per year to assist with police and fire protection. Tax Increment Financing (TIF) district for part of Loring would create incentives for development and assist with emergency services and infrastructure to support the property's development. The discussion was just a beginning and more work is needed on this issue.

Next meeting. The next Board meeting will be on October 19 to approve the audit and to deal with any other business items. The Finance Committee review the audit on October 17 before it goes to the Board. Other meetings for this year are scheduled on December 14, February 15, April 19 and June 21.

Mr. Fischer returned to the issue of the Loring.org website. The Board decided that the web address will remain and will direct people to the new website, loringcommercecentre.com.

Mr. Umphrey asked about potato storage this year. Mr. Flora said that one farmer has returned and has a lease for the big blue goose building but for a use other than potato storage. Buidling 7220 is being leased for potato storage this year; the farmer is need of storage because his storage facility was damaged in a storm.

Ms. Judkins expressed her gratitude on behalf of her workforce and the community for the work on the roads. She asked if the east entrance could also be prioritized for people coming from Van Buren and Limestone.

Mr. Flora said that for now the west entrance will remain the priority. A \$3.1 million grant for roads and demolition will allow more repairs to be completed, hopefully next year. Loring roads are considered private roads and are not eligible for the funding that's available to public roadways.

10. Public Comment and Media Question and Answer Period

Hayes Gahagan asked about participating in discussion about a biomass project. The website for his project is www.loringenergy.com.

Paul Towle asked about the size of the solar project by Northcutt Road. Mr. Flora said that it is a community solar project that's less than 5MW and less than 20 acres. Although LDA doesn't own the distribution lines, power generated at Loring could be provided directly to tenants through an arrangement with Versant or with new infrastructure.

11. Other

None.

12. Executive Session: (Confidential discussions concerning economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraph 6.C.)

MOTION: Motion was made by Kris Doody and seconded by Lee Umphrey to enter into executive session to discuss economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraph 6.C.

VOTE: Motion was voted on and passed unanimously.


**** End Executive Session ****

Return to public session.

13. Adjourn

Noting that no further business has appeared before the board, the Meeting was adjourned by the Chair at 11:22 a.m.

Respectfully submitted,


Kris Doody
Secretary