



# LORING COMMERCE CENTRE

Loring Development Authority of Maine  
Board Meeting Minutes  
June 15, 2022  
154 Development Drive, Suite F  
Loring Commerce Centre, Limestone, Maine

## 1. Call to Order

The meeting was called to order by Patrick Paradis at 9:33 a.m.

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

LDA Board Members absent: Grace O'Neal and Galen Weibley.

Others participating by online conference: Art Thompson, former LDA Chair; Sharon Campbell, Senator King's Office; Steve Levesque, SHL Enterprise Solutions; John Smits, DFAS; Paul Towle, Aroostook Partnership; and Tony Levesque, Fort Fairfield.

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 May 11, 2022

MOTION: Motion was made by Lynn Bromley and seconded by Kristine Logan to accept the minutes of the May 11, 2022 meeting as presented.

VOTE: Motion was voted on and passed unanimously.

## 4. Treasurer's Report for March 2022

The statements reflect the additional funding received from the state in March, and the increased cost of heating oil. Other items are similar to prior months.

MOTION: Motion was made by Ben Shaw and seconded by Lynn Bromley to accept Treasurer's Report for March 2022 as presented.

VOTE: Motion was voted on and passed unanimously.

### 5. Budget Review

Mr. Flora said that the Finance Committee met on Friday to review projections for the FY23 budget. Revenues continue to fall short of operational expenses, leaving staff positions unfilled and equipment and repairs needs including roads repairs deferred. The increased cost of heating fuel is an additional challenge this year. A roads and grounds and a utilities position may be funded for a partial year. Snow removal equipment repairs and new equipment is needed; and the maintenance garage is in need of roof repair. Congressional funding will allow roads repairs to be made once the funds are available. A budget with a revenue shortfall could not be approved. The Finance Committee recommend a continuing resolution to continue with historic spending practices as funding allows.

Funding from the state, expected this month, will address some overdue items including the Limestone Water and Sewer District, the town of Limestone and others; FY22 revenues, received in July, cover remaining overdue amounts.

MOTION: Motion was made by Lynn Bromley and seconded by Denise Garland to approve a Continuing Resolution to continue with historic spending practices as funding allows.

Mr. Crowley said that since historic practices include incurring debt, I move that the motion be amended, leaving that part out.

Lynn Bromley and Denise Garland accepted the amendment by Mr. Crowley.

Mr. Fischer said that considering the revenue shortfall, I move that the motion be amended to approve the Continuing Resolution until December 31<sup>st</sup>.

Lynn Bromley and Denise Garland accepted the amendment by Mr. Fischer.

The motion as amended: Motion to approve a Continuing Resolution as funding allows until December 31, 2022.

VOTE: Motion was voted on and passed unanimously.

### 6. Marketing and outreach efforts (Steve Levesque and Denise Garland)

The state will provide \$400,000 over two years for marketing work for Loring. SHL Enterprise Solutions was selected to complete the marketing work. Thank you to DECD for the support.

Steve Levesque, of SHL Enterprises, provided a summary his work to date and ongoing efforts, including trade shows, grant writing, new social media outlets and news letters to build awareness of the assets and opportunities at Loring.

### 7. President's Report

- Meeting Dates for 2022 - 2023. Mr. Flora asked the Trustees to let him know if there is a problem with any of the suggested meeting dates listed below.

1. September 21, 2022
  2. October 19, 2022
  3. December 14, 2022
  4. February 15, 2023
  5. April 19, 2023
  6. June 21, 2023
- Cleanup project for Buildings 7500 & 7501. Buildings 7500 and 7501 were the first two buildings leased by Maine Military Authority (MMA). Vehicle painting operations in the buildings generated hazardous waste, which the Defense, Veterans and Emergency Management Department (DVEM) is working to remediate. Maine Department of Environmental Protection (DEP) asked LDA to prevent access to the buildings until the remediation is complete.
  - DFAS Director. Farewell to Dale Sampson on his departure from Loring to a new assignment and welcome to Ashley Judkins, a Caribou native, who will be installed as the new DFAS Director in August. Mr. Smits asked Steve Levesque if he would speak at DFAS about the new initiatives he is working on; DFAS may be able to collaborate with the Defense Community work. Mr. Smits will also ask about inviting LDA representatives to the installation of the new Director. It will be a hybrid event, with participants attending in person and virtually.
  - Litigation. The case filed by Bangor Gas was dismissed, but it will likely be brought again. LDA is named a part in interest in the case against the town of Frankfort, which assessed a property tax on the Bangor Gas lease interest in the LDA pipeline. Lee Umphrey offered the assistance of Eastern Maine Development Corporation in working with the town of Frankfort.
  - Limestone emergency services. The town of Limestone ask LDA to fund 35% of their fire and police departments, which would be over \$320,000. We don't know what the 35% request is based on, and will need to negotiate. LDA does not have the ability to pay the current request.
  - Committee Assignments current. Current committees are the Executive, Finance, Business Development and Nominating committees. Executive committee members will change with the selection of new officers.

Mr. Flora also reported that LDA because of a problem with the Maine Municipal Bond Bank, the funding from the Clean Water SRF may not be accessible. A Congressional Direct Spending (CDS) request was submitted and has been recommended for consideration for funding. Ms. Campbell said that funding from the 2021 CDS for roads is expected late this summer.

#### 8. Report of the Nominating Committee

The Nominating Committee recommended the following slate of officers for FY23:

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

MOTION: Motion was made by Lynn Bromley and seconded by Lee Umphrey to approve the officers for FY23 as recommended by the Nominating Committee.

VOTE: Motion was voted on and passed unanimously.

9. Miscellaneous discussion

None.

10. Public Comment and Media Question and Answer Period

Paul Towle asked how the marketing work being done by SHL fits with the Green 4 Maine proposal. Mr. Levesque said that SIIL is focusing on properties outside of parcel-1 in the G4M project.

11. Other

Mr. Flora thanked the congressional delegation for their support.

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 Pat Paradis and seconded by Kris Doody 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

MOTION: Motion was made by Lynn Bromley and seconded by Kristine Logan to adjourn the meeting at 11:29 a.m.

VOTE: Motion was voted on and passed unanimously.

Respectfully submitted,

  
Kris Doody  
Secretary