



LORING COMMERCE CENTRE

Loring Development Authority of Maine
Board Meeting Minutes
February 15, 2023
154 Development Drive, Suite F
Loring Commerce Centre, Limestone, Maine

1. Call to Order

The meeting was called to order by Jeremy Fischer at 9:32 a.m.

LDA Board Members participating by online conference: Jeremy Fischer, Patrick Paradis, Ben Shaw, Kristine Logan, Lee Umphrey, Denise Garland, Lynn Bromley, Joe Sleeper, and Galen Weibley.

LDA Board Members absent: Timothy Crowley, Kris Doody, Grace O'Neal and Suzie Paradis.

Others participating by online conference: Trisha House, Senator Collins' Office; Barbara Hayslett, Congressman Golden's Office; Tony Levesque, Fort Fairfield; Walt Elliot, Limestone Interim Town Manager; Chris Durepo, Limestone Select Board; Jim Leighton, Limestone Water and Sewer District; Hayes Gahagan, Loring Holdings; Ryan Gahagan, Loring Energy; Ryan Pelletier, County Administrator, Aroostook County; and Sean Eldredge, Air Force Civil Engineering Center.

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 December 14, 2022 and January 19, 2023

MOTION: Motion was made by Patrick Paradis and seconded by Kristine Logan to accept the minutes of the December 14, 2022 and January 19, 2023 meetings as presented.

VOTE: Motion was voted on and passed unanimously.

4. Financial Statements for October and November 2022

The November statement of net assets reflects the purchase of a payload, that was being leased. In the statement of change in net assets, lease revenues are above budget; and utilities expense is below budget, due to Green 4 Maine (G4M) purchasing fuel for its buildings and interest expense is above budget due to the increase in interest rates.

A Finance Committee meeting will be held to review financial statements and projections following the (G4M) transaction. The sale to G4M helped cover financial shortfalls. A break-even or better year end is expected.

MOTION: Motion was made by Ben Shaw and seconded by Patrick Paradis to accept the financial statements for October and November 2022 as presented.

VOTE: Motion was voted on and passed unanimously.

5. Municipal Services Discussion.

Mr. Elliot presented the town's concerns regarding the cost of providing municipal services and the need to discuss the matter with LDA so that the costs are shared appropriately. LDA currently pays \$20,000 annually for police services and 50% of ambulance costs, which is about \$19,000 quarterly. There is no fee paid for fire coverage. Mr. Durepo mentioned safety concerns with vacant residential buildings and the poor road condition on Manser Drive.

The town would also like to be included in discussions with G4M, in order to prepare for increases in the demand for services that come with new development and a growing population.

Mr. Flora said that engineering work is being done for the demolition of vacant houses and repair of roads. Discussions with the town will need to include G4M and its development plans as well as the sale of 400 acres and several buildings to G4M, which will be on the town's tax roll. G4M will likely want to discuss a TIF for its property with the town. The golf course and a few smaller buildings are currently taxed by the town.

Mr. Umphrey asked about potential assistance for emergency services from the county, the MDOT roads programs and from the federal entities at Loring, Job Corps and DFAS.

Mr. Flora said that MDOT will not provide assistance for roads at Loring because it considers the roads to be private roads. Mr. Umphrey suggested that the DOT be approached again regarding reclassifying the roads as public roadways. Regarding DFAS and Job Corps, initially, both paid a fee for services, but later the fee was considered to be a tax and the payments stopped.

Mr. Pelletier said that he would be glad to participate in emergency services discussions. The county does not provide ambulance services; it does have a sheriff department.

Ms. House said that although the federal businesses do not pay for services, the federal government supports Loring with other federal funding. Senator Collins supported a \$3.1M grant for roads and demolition and \$1M grant for sewer services. Ms. Hayslette also mentioned federal support through congressional programs.

Ms. Logan said that the Midcoast Regional Redevelopment Authority (MRRA) roads at Brunswick are also private roads, but if the development authority ceases to exist the roads would become state roads. MRRA is currently working to secure state and federal assistance to improve the roads and stormwater systems so that the roads can be turned over to the town. MRRA charges tenants a fee to help with roads, but it is impossible to raise enough funding to care for the roads.

Mr. Fischer said that a meaningful discussion with Limestone will need to include the changes brought about by the property sale to G4M. He thanked the town for its partnership and directed LDA staff to include the needs of the town and the LDA's difficult situation in discussions.

6. President's Report

Green 4 Maine transaction. Mr. Flora that the G4M transfer took place at the end of January. G4M and LDA were interviewed by the media about the transfer. Mr. Flora also discussed the transfer with the state's Innovation, Development, Economic Advancement and Business (IDEAB) Committee when presenting the LDA's annual report and financials to the committee. LDA and Steve Levesque will work with G4M on managing prospects and marketing G4M and LDA properties. LDA is also working with the G4M General Manager on facilities matters.

Sewer replacement project. Over \$3.6M has been secured for the project, which will reduce the excess water going to the wastewater treatment plant. A \$1M loan, that would be mostly forgiven, is pending. Mr. Leighton mentioned the G4M project and said that the Limestone Water and Sewer District (LWSD) will need to know of G4M's plans before development takes place, so it can plan for wastewater treatment needs. Mr. Flora will encourage Scott Hinkel and Thomas Manning to contact Mr. Leighton.

PFAS investigation. Sean Eldridge, the Air Force's environmental coordinator for Loring, expects to soon provide LDA with an update on survey work completed in 2022 on hundreds of water and soil samples. LWSD contacted the Air Force about its concern that PFAS in Loring groundwater may get into the wastewater stream.

CDS funding for roadway improvements and demolition. Engineering work has started. The \$3.1M in funding will not cover all the work that needs to be done, the work will need to be prioritized to maximize project benefits.

Marketing and Outreach Efforts. Mr. Levesque recently reported on his activities and on plans to attend trade shows this spring, including the MASS Timber conference in Portland Oregon, the MRO trade show in Atlanta, the Florida Aerospace Expo and the UAS Trade Show in Denver. He is also working on an application for Foreign Trade Zone status for Loring and on securing federal funding for an airport master plan, energy assessment and a DFAS workforce assessment.

7. Public Comment and Media Question and Answer Period

None.

8. Other.

Mr. Flora said that the LDA is working with the Maine Bond Bank on a loan application for \$1,057,050 from the Clean Water State Revolving Fund (CWSRF) for sewer improvements. \$1,025,000 would be forgiven and LDA would need to repay \$32,050. Approximately \$3.6 M has already been secured for the sewer improvement project. The bond bank requires approval for borrowing from the LDA Board.

MOTION: Motion was made by Patrick Paradis and seconded by Lee Umphrey to approve the following resolution.

Resolve, that the LDA President & CEO is hereby authorized to apply for, and if approved, execute and deliver a promissory note, bond and other loan documents as are necessary to obtain a loan from the Clean Water State Revolving Fund via the Maine Municipal Bond Bank in the total amount of \$1,057,050 with \$1,025,000 in principal forgiveness and with \$32,050 to be repaid over a period of time as may be agreed to by the MMBB and LDA.

VOTE: Motion was voted on and passed unanimously.

9. Executive Session: Confidential discussions concerning personnel, economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraphs 6.A. and 6.C.

MOTION: Motion was made by Patrick Paradis and seconded by Lynn Bromley to enter executive session for confidential discussions concerning personnel, economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraphs 6.A. and 6.C.

VOTE: Motion was voted on and passed unanimously.

**** End Executive Session****

Return to regular session.

10. Adjourn

There being no further business before the board, the meeting was adjourned by the Chair at 10:45 a.m.

Respectfully submitted,


Kris Doody
Secretary