

Loring Development Authority of Maine
Board Meeting Minutes
December 13, 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 9:30 a.m.

LDA Board Members participating by online conference: Jeremy Fischer, Patrick Paradis, Lee Umphrey, Tim Crowley, Joe Sleeper, Galen Weibley, Kristine Logan, Kris Doody, Denise Garland, Ben Shaw, and Grace O'Neal.

LDA Board Members absent: Suzie Paradis, Lynn Bromley.

Others participating: Steve Levesque, SHL Enterprise Solutions; Pamela Gerow and Trisha House, Senator Collins' office; Jason Dionne; Polly Chike, Loring Air Museum; Tony Levesque, Town of Ft. Fairfield; Melissa Lizzote, Bangor Daily News; Sharon Campbell, Senator King's office; Paul Towle, Aroostook Partnership; Scott Hinkel and Thomas Manning, Green 4 Maine; Tim Goff, Town of Ft. Fairfield; Hayes Gahagan, Loring Holdings; Tim McCabe; Alan Mulherin, Town of Limestone; Brian Bouchard, WAGM.

LDA staff participating in person: Carl Flora, Jon Judkins.

2. Identification of board members and others

Board member attendance was taken.

3. Minutes of Meeting of October 11, 2023.

MOTION: Mr. Flora noted a mistake in the heading for paragraph 3. Motion was made by Lee Umphrey and seconded by Patrick Paradis to accept the minutes of the October 11, 2023 meeting as corrected.

VOTE: Motion was voted on and passed unanimously.

4. Outreach and Marketing – Steve Levesque's Business Development Report:

Mr. Levesque provided a summary of recent and upcoming business development highlights. He just attended a match-making conference in Montreal, looking to connect with Canadian

companies that would like to establish operations in the United States; Steve continues to remain in touch with a list of contacts and prospects met at recent trade shows including the Maine Space Conference recently held in Portland. The event was well-attended and served to provide notice to the space industry that Maine is serious about developing this industry statewide. The former military assets at both Loring and Brunswick are both identified as hubs for the emerging Maine Space Complex. Steve plans to attend several more trade shows in the winter and spring. The Airport Master Plan is progressing nicely and the Energy Assessment proposals, also funded by the DOD – OLDCC grant, are due this Friday. Finally, Steve noted that the Foreign Trade Zone application has been formally submitted and we are awaiting action by the Foreign Trade Zone Board (could be a matter of months).

5. President's Report.

DG Fuels. Mr. Flora described an issue involving elevated levels of PFAS in one area at the DG Fuels biorefinery site. Dock 44, a nose dock that was used for maintenance of aircraft fueling systems, has contaminated soils in the vicinity of the building and in the concrete floor. Meetings with the Air Force, MDEP and US EPA, focused on whether the Air Force's cleanup obligations would apply and when cleanup actions might be taken. Because PFAS is still an emerging issue, it is not yet known what the range of possible "remedies" might be employed to address the site. It is likely that decisions about the remedy will not be made for some years and that long a delay would not work for DG Fuels. If DG Fuels, LDA or even Green 4 Maine were to remove the contaminated soils and concrete, the Air Force would be absolved of liability since responsibility would shift to the parties involved in removing the contaminants. Additional meetings of interested parties are expected in the near future.

Loring Holdings. Mr. Flora expressed his concern that Loring Holdings and Green 4 Maine have not engaged in negotiations to come to an agreement on an acceptable payment arrangement for the future use of the pipeline corridor. This is an important issue because the DG Fuels project will require the installation of a new pipe in the pipeline corridor. LDA agreed to transfer its interest in the pipeline and corridor, subject to existing leases and rights of record, to Green 4 Maine. When a new development is proposed, the landlord (LDA or G4M) is obligated to negotiate a payment agreement which will govern how future revenues are divided with Loring Holdings. To date, G4M and LH have made little, if any, progress and negotiations appear to have stalled. The LDA Board previously authorized the execution of a payment agreement, but revoked that authorization in June, 2023.

Grant updates.

Mr. Flora reviewed the status of a number of grants intended to fund the sewer replacement project through completion. Northern Maine Development Commission (NMDC) is assisting LDA with the administration of this grant supported project which include grants from Northern Border Regional Commission, American Rescue Plan Act (ARPA), Clean Water State Revolving Loan Fund, a CDS grant through US EPA, a State infrastructure grant and a CDBG infrastructure grant. Also, NMDC is providing administrative support for a CDS grant through HUD for roads and demolition. And finally, the grant through OLDCC which will fund the airport master plan, and

the energy assessment and workforce evaluation components. This grant is being administered in-house by LDA.

Strategic vision. The grants will facilitate the realization of LDA's strategic vision. Investments in sewer infrastructure and roads will facilitate the future growth of commercial activity at Loring. The completion of an airport master plan will allow us to seek NPIAS status with FAA, permitting the beneficial development of the airport to occupy an aerospace niche not currently available in northern Maine.

RCRA issue. A formal demand was issued by Maine DEP to LDA seeking the submission of a plan to address RCRA hazardous waste closure issues related to activities carried out by Maine Military Authority (MMA) in various buildings. MMA has recently submitted its own plan to Maine DEP and essentially LDA is proposing to stay out of the way and allow MMA to execute the cleanup plan. Maine DEP is coordinating a follow-up meeting with all parties.

Foreign Trade Zone application. The formal application has been submitted to the Foreign Trade Zones Board.

6. Tentative FY 24 meeting dates:

February 21, 2024

April 17, 2024

June 19, 2024

7. Public media questions and comments.

Hayes Gahagan asked about the Air Force's obligations to clean up sites where a release had occurred due to historical Air Force activities and why that did not apply to the DG Fuels site. Mr. Flora explained that the Air Force is responsible but that the regulations and procedures for addressing PFAS have not yet been defined.

A question about whether spot repairs to roadways would be the only actions to be taken. The CDS grant through HUD will provide significant improvements to the roads beyond spot repairs.

8. Other.

None

9. Executive Session:

MOTION: Motion was made by Lee Umphrey and seconded by Pat Paradis to enter into 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.

Executive Session followed.

Return from Executive Session.


MOTION: Motion was made by Kris Doody and seconded by Pat Paradis to accept the resignation of Carl Flora as President & CEO to begin retirement, noting his many years of distinguished service, and with the understanding that Jonathan Judkins has confirmed his interest, to appoint Jonathan Judkins as interim President & CEO.

VOTE: Motion was voted on and passed unanimously.

7. Adjourn

There being no further business before the board, the meeting was adjourned by the Chair at 11:35 AM.

Respectfully submitted,


Kris Doody
Secretary