

Loring Development Authority of Maine  
Board Meeting Minutes  
Wed. Feb 21, 2024  
154 Development Drive, Suite F  
Loring Commerce Centre, Limestone, Maine

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1. Call to Order

Patrick Paradis called the meeting to order at 10:07 a.m.

LDA Board Members participating by online conference: Patrick Paradis, Lee Umphrey, Kristine Logan Joe Sleeper, Timothy Crowley, Grace O'Neal, Kris Doody, Denise Garland, and Lynn Bromley.

LDA Board Members absent: Suzie Paradis and Jeremy Fisher

Others participating by online conference: Paul Toll, Carl Flora, Jo-Ellen Kelley, Chris Cossette, MRWA, George Howell, Tim McKay, Ryan Gahagan, and Scott Hinkle. Cuppy Jondou

LDA staff participating in the online conference were Carl Flora and Jonathan Judkins.

2. Identification of board members and others

Board member attendance was taken.

3. Approval of Notes: Kristine Logan MRRA moved approval of the minutes, and Tim seconded the Unanimous vote.

4. Presidents Report

Some of the key details from it. We have made some progress on the sewer grants. Phase four will begin this upcoming spring. The HUD process administrates the roads and demolition grant. We've moved forward with selecting a vendor for the environmental

review. So that process will begin. Um, that includes the streets, uh, sustainably ditching four into two lanes, destroying the properties at Manzer. Um, and then the, uh, the federal grant, the OLDC grant, uh, we're moving forward with the airport master plan should have a result by the end of June, uh, June and early July.

We move forward with selecting an energy vendor for our energy assessment as part of converting Loring to an energy island in collaboration with the Department of Defense grant. The company RCL received the bid. That process will begin in the spring. There'll be an assessment of our grid and what we can and can't handle—looking for additional options for exterior power sources, battery backups, solar panels, wind turbines, and water, and a detailed assessment. Then, we're working with the Northern Maine Development Commission on the workforce study related to the DOD team. Um, here's an update about the DG fuels. We had a great meeting with Mr. Mike Darcy, who shared project timelines. Um, we're expecting continued green light on his project. Um, he has moved forward and, um, secured some housing. Um, as far as everything goes, they are still receiving the DOE green light related to the PFAS discussion. Um, on the bills, and in one, the Loring job increments financing bill was extended to its current status. The taxation is returned to the Loring Development Authority for the use of the roads and grounds. We hope to make up the difference in the budgetary restrictions with the additional income sources. The arch-hanger bill was originally voted on not to pass. Some additional legislation has been developed that is still pending resolution. Our position on the matter has stayed the same. And then, you will find a brief financial overview of our status as of the date. Again, through prudent fiscal management, we can minimize our budget shortfalls. And that is with that. Please get in touch with me directly if you have any questions about the president's report.

##### 5. Taste of Maine.

Mr. Jim Pelkey. He will give you a brief assessment. Essentially, you, let me find it. I'll give you a short breakdown and let both parties discuss it. Then, we'll move forward with some questions and any additional conversations or comments related to the specifics of the deal; please hold them until the executive session. So Taste of Maine is a potato chip manufacturing company looking to relocate or build a new factory at Loring. It's about 30 acres in the former Damon school lot area. There will be a factory and a solar farm. We're excited to have Bruce Sargent, James Pelkey, and the Taste for Maine team on board and looking at the luring sites.

Thomas Thanks, Jim. Good morning, everyone. It is a pleasure to be here, and I am happy to speak, at least at a high level, on this initiative. And, you know, this all started last summer and with a lot of different interactions back and forth with Bruce and culminated in a site tour with Jim and Bruce back in the October timeframe where we had designated, I think it was between and ten different various possible sites for the location of the potato chip plant. By just spending half a day going through the site tour and physically looking at the lands, Bruce and his team narrowed it down to two or three most desirable spots. And the Damon School lot is the most preferential one. Again, this is a lot that's been leveled, and there's been a lot of earthworks there.

A lot of public infrastructure is already in place, and it has serviced the school system and buildings back in the day. The proximity to the egress and ingress of the overall campus

lends well to the situation because it's right on the edge. So there doesn't have to be a lot of internal road system traversing, and there will be a lot of trucks coming in and out of the premises, as I understand it. You know, just negotiating the terms with Bruce in the November- December timeframe leads up to this point. Right now, we're at a place where we are trying to put leases together and get everybody moving forward. I want to say that, you know, this is really about, you know, creating goodwill for the community. It's creating jobs, real jobs that will be well-paying. It's also a staple anchor tenant and will be a great momentum builder for the campus and the area at large. So, we couldn't be more than happy to work with everybody in conjunction with this project. A lot of people in the background have been involved in different parts and phases of it. When I spoke to Bruce last week, about days ago, they were still on track to break ground this summer potentially. That's very exciting for everybody. I'll hand it back to you, Jim. Great.

James Pelky Taste of Maine

I grew up in Limestone my entire life. We got to move to Presque Isle about three years ago. We have spoken about the chip factory for eight years, and it is something we wanted to try. Uh, then we decided to look for land. We looked around the community at different places to see what would best suit us to do with the solar farm and building. We were talked one day, so we went up on the base. At that time, we had reached out to another piece of land that would not utilize what we needed because it was already set for something else. I called for phone numbers of Jon, so we talked about the green for Maine at that piece of property. We reached out to Tom. He met with us. We looked at the property, and like he said, several, but this one fit our needs. So then we returned to Bucks to get the engineers, our contractor. They went through the land and everything and looked it over. It was a great suit for us as far as it's flat. There's hardly any land as far as, like Tim said, to move earth or anything. Everything was good in that aspect, so we have it now. Now, last Friday, we've got the lease. We've got a few things our attorneys will discuss later with Jon, and I'm sure he'll reach out to Green for me. It's been a great partnership. Jon has been accommodating, and the town of Limestone has been accommodating. Tom has worked to do a Lease to work on this project.

It's a square foot to start the project. It's about a million projects. We'll have a solar farm there that we're thinking is about two and a half million. We will start digging for sure in the second or third week of July; we'll start building. We will go into business, so to speak, through production in the fall. We will use the first year. These are all measurements of proximity—30 About acres. The first year, we're going to run four kittles. We're going to run it for about three years, and then we're going to look for acres. We will take the building one wall out, build it as our hope, and put in another four kittles, which will double production.

James Pelky: We will employ people 75, to start, right around we're going, and hopefully more. Other than that, it's a go. As we said, we're working on a few little things on the lease. Everything in the town is good as far as that part. Everything's been great on that part. We've talked to the water, we've spoken to t, the Water of Limestone to make sure that the sediments in there, I mean, we've gone through this very well, so it's a go as far as we're concerned for the second week of July

6. Rezone

George Howe, I'm a duly sworn code officer and health officer. In reviewing the ordinance for this project, according to your zoning, anything to do with agricultural processing isn't

allowed in that zone. Therefore, the board of trustees must make a zone change to allow that to happen. And there's one other little issue with the ordinance: you have two that have the designation of OC. One is for office and commercial. The other is for open space and conservation. Therefore, one of those designations should be changed to give you something to think about. So, that's what we've got going on in most municipalities. Zone changes go through a planning board process first. And that's not the case here for the LDA. The board of trustees is allowed to make the zone. And when we make those changes, we can make any delineations that we need to make

#### 7. Maine Rural water

Kirsten Hebert, Maine Rural Water: I would offer to work on the rate structure, terms and conditions, and information on construction standards. But certainly, I won't clog up your morning with that information, and we'll continue to make our way through that at your convenience, Jonathan. Awesome. Yeah, we're excited. So, additional revenue sources into the water district in Limestone from our limestone users will result in an incredible reduction of costs to the Loring team as part of that open water treatment plant. There may be a hybrid model where we utilize both systems in future business development as more and more companies come in. But fiscally, the one that makes the most sense now is to connect to the Limestone team and the Limestone system and pool our resources—enormous savings. Carl Flora, the main thing would be constructing a transmission line for the water from Limestone's healthy field to the LDA's existing water distribution system. Denise Garland ~ Nice to see you. Kirsten and the team at Maine Rural Water because I know they've gone out. Chris, it's nice to see you too. They're going after grant funds available in the state and taking a lot of the heavy lifting away from Jonathan, and there is no team but Jonathan. So we appreciate that, and I committed to Jonathan that we'd be here to help with matching funds as needed. So, thanks again, and nice to see you both.

8. Energy Assessment. I'll touch briefly on it. I know I talked about it in the president's report. It's a fascinating opportunity for us to help support our defense community here by establishing this energy assessment and looking at these battery backups. We're ensuring that the Federal Contractors limestone facility will continue to have power even in a catastrophic event, which is excellent because the soldiers need to be paid. In the end, it'll cause a lot of lights to be shown onto deficiencies in our system. And we're hoping to review and address those. Initial assessments show nationwide that the US power infrastructure needs drastic upgrades. We're looking forward to hearing what the study has and what changes it'll bring about.

#### 9. April 8th, the Eclipse.

We're super excited to be part of the Eclipse planning teams. Initially, we had discussed complementing one of the other sites. Moving forward, we will also have our events in combination with the Town of Limestone. Andrea Page from Keller Williams has worked closely with the Town of Limestone team. Just one brief note: Loring is open to any event. We're going to be extremely helpful as far as the event itself. You rarely get a chance to see one of these eclipses in our region of the country. So the fact that we'll have such a great view, if you still need to plan to visit one of these star parks, please go out and do so. You'll be able to find all kinds of promotional materials being rolled out in the next few weeks. If you have any questions about this stuff, contact us or the Town of Limestone—

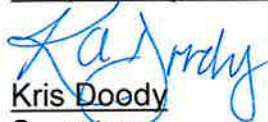
Jo-Ellen Kelley from the Chamber of Commerce. And I have a couple of questions. We've been working, of course, with Andrea, like you said, and we planned. We've hired a DJ. We've got a beer garden, and the brewpub is coming. We've got three or four vendors coming for food. We've done port-a-potties. We're working with the post office on a cancellation stamp. We have all sorts of things going on, but I guess we need confirmation from you that we will be able to have the star park at the Archangel.

9. Executive Session: Confidential discussions concerning personnel, economic development, and real estate matters under Title 1 M.R.S.A. Section 405 Subparagraphs 6.A. and 6.C. Pat Paradis moved that we enter executive session for confidential discussions concerning personnel, economic development, and real estate matters under Title 1 M.R.S.A. Section 405 Subparagraphs 6.A. and 6.C. Tim seconded. Vote – unanimous

10. Adjourn

There being no further business before the board, the Chair adjourned the meeting at 2:12 p.m.

Respectfully submitted,

  
Kris Doody  
Secretary