

Loring Development Authority of Maine
Board Meeting Minutes
April 19, 2023
154 Development Drive, Suite F
Loring Commerce Centre, Limestone, Maine

1. Call to Order

The meeting was called to order by Patrick Paradis at 9:35 a.m.

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

LDA Board Members absent: Timothy Crowley, Denise Garland, and Lynn Bromley.

Others participating by online conference: Steve Levesque, SHL Enterprise Solutions; Scott Wardwell, Presque Isle International Airport; Tim McCabe, The Bunker Inn; Thomas Manning and Scott Hinkel; Green 4 Maine; Paul Towle, Aroostook Partnership; Art Thompson; former LDA Chair; Ashley Judkins and Reginald Bossie, DFAS; 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 February 15, 2023

MOTION: Motion was made by Jeremy Fischer and seconded by Kris Doody to accept the minutes of the February 15, 2023 meetings as presented.

VOTE: Motion was voted on and passed unanimously.

4. Financial Statements for December 2022

The December financials are trending similarly to prior months. The Year-to-Date Budget numbers on the statement of Change in Net Assets are based on a budget without the sale to G4M. The January statements will reflect the budget based on the property sale.

MOTION: Motion was made by Jeremy Fischer and seconded by Kris Doody to accept the financial statements for December 2022 as presented.

VOTE: Motion was voted on and passed unanimously.

5. President's Report

Municipal Services discussion with Limestone. Carl Flora and Ben Shaw recently met with the Town of Limestone. The condition of the roads is a concern for emergency vehicles. LDA secures fire, ambulance and police services from the town and pays \$76,000 for ambulance service and \$20,000 for police services. Since the town no longer has a police department, LDA proposed that the \$20,000 become a PILOT fee, which would be reviewed annually, considering the tax base from Loring properties. Road plowing and Land Use and Zoning were also discussed. The town is considering the possibility of plowing roads at Loring and asked about zoning controls on sold properties at Loring. Land Use and Zoning controls at Loring are addressed by the LDA statute, which states that the LDA Planning Board and Board of Trustees are responsible for land use and zoning at Loring; the sale of property doesn't change that.

DG Fuels update. Mike Darcy of DG Fuels was introduced to G4M, Loring Holdings (LH) and Senator Troy Jackson. G4M is working on supporting DG Fuels with housing for employees; LH will work on use of the pipeline corridor for transporting fuels; and Senator Jackson asked how the state could assist the project.

G4M update. G4M is working with active prospects and new projects, including renovating a former dormitory (bldg. 6250) into apartments, and is discussing Tax Increment Financing Districts with the Town of Limestone. Thomas Manning thanked Mr. Flora for his support. G4M is working on the final bid packages for the dormitory project in support of DG Fuels' housing needs. Leases are being developed for a new data center and for BD Solar as well as with current tenants who want to increase their leased space or extend their leases. Capital investments are being made, including a new loading dock in a blue goose building. The process has started to open a restaurant in the former deli building, building 5055. G4M is planning an open house for the second week of June.

Zoning and interlocal agreement with Ft. Kent. The LDA Planning Board will need to consider a change to Loring's Land Use Chart to allow residential use in the education district. The G4M dormitory is located in the education district, which does not allow residential use. Job Corps facilities, the NCO Club and the former bowling center are also in the education zone. LDA and the Town of Fort Kent entered into an interlocal agreement for code enforcement services. The agreement is similar to a previous agreement with Presque Isle.

LDA to lease bldg. 5100 and 8710. LDA's office is located in building 5100 and its public works garage is located in 8710; both buildings are now owned by G4M. LDA and G4M are working on a lease for LDA's space in building 5100 and for building 8710. Building 3005, the fire station building is owned by LDA; G4M is interested in leasing that building from LDA.

Airport Master Plan RFP. An RFP for engineering services, to develop an airport master plan, was issued this month; the plan is critical to aviation development at Loring. Steve Levesque, reported from Atlanta, where he's attending a MRO Tradeshow. He is working with the DOD to secure funding for the master plan, which is required for FAA funding. The master plan will develop a business case for aviation use at Loring including support for the UAS, UV and spaceport industries. RFPs are due May 15; the selection is to be made in mid-June with a contract issued in July. The state and congressional delegations are supportive of this work. Mr. Levesque is also working to support the DG Fuels project and G4M as well as on an application for a Foreign Trade Zone for Loring, which would help attract international businesses.

G4M and LH Pipeline discussion. G4M and LH are discussing the Consolidated Payment Agreement, which outlines compensation for the owner of the pipeline corridor for new facilities construction in the corridor. When an agreement is reached, LDA and G4M can close on LDA's interest in the pipeline.

Air Force briefing on PFAS. On March 30, the Air Force held a briefing on its PFAS investigation for all Loring properties. 21 sites with water and/or soil contamination were identified. Currently, the Air Force is at the Remedial Investigation stage, which is now underway and may take two years to complete. It will be followed by a feasibility study and finally a Record of Decision (ROD). The ROD will outline the remedies for affected properties. Mike Daly of EPA said that PFAS should not be an obstacle to new development.

Building #8260. Building 8260, the former jet engine repair shop, is an excellent industrial building on the airfield. The building is affected by soil vapor intrusion (SVI), which occurs when contamination under a building vaporizes and enters a building. However, the Air Force plans to install an SVI mitigation system (similar to a radon mitigation system) when there's interest in the building. LDA would like the mitigation system installed now so that there is no delay when the building is needed.

Budget progress. Ben Shaw and Kristine Logan participated in a budget work session. There is more work to be done on the budget before it goes to the Board in June. Funding for the DG Fuels project this year is an important part of the budget plan.

6. Public Comment and Media Question and Answer Period

Mr. Art Thompson expressed his appreciation for the work on the new activity discussed today.

Mr. Paul Towle echoed Mr. Thompson's comments and mentioned the DG Fuels project, stating that there is much activity in the biofuels industry and Aroostook County, with its forest resources, is well positioned to for that activity.

7. Other.

Mr. Flora said the next meeting is scheduled on June 21st at 9:30.

8. 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 Kris Doody and seconded by Jeremy Fischer 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.

9. Adjourn

There being no further business before the board, the meeting was adjourned by the Vice Chair at 10:54 a.m.

Respectfully submitted,


Kris Doody
Secretary