

LORING DEVELOPMENT AUTHORITY OF MAINE

LDA Board of Trustees meeting

DATE: August 15, 2024

119 Weinman Rd

Loring Commerce Centre, Limestone, Maine

1.) Call to Order

The meeting was called to order by Lee Umphrey at 9:37 a.m.

LDA board members participating in an online conference are Jim Gardner, Joe Sleeper, Tim Crowley, Grace O'Neal, Christine Logan and Denise Garland

LDA board members absent: Jeffrey Pangburn, Kris Doody, Lynn Bromley and Patrick Paradis

LDA staff participating by online conference: Steve Levesque and Jonathan Judkins.

Others participating in an online conference: Kristen Harbert, MRWA; Chris Cossette, MRWA; Melissa Lizotte, BDN; George Howe; Palki, Taste of Maine; Brittany Basu & Sheldon Corey, Jack's Property Management; Randy, G4M;

2.) Identification of board members and others

Board member attendance was taken.

3.) Approval of Notes: Kris moved for approval of the minutes with correction to show that Tim Crowley made motion in previous meeting to put group into executive session instead of Lee Umphrey, and Denise seconded the unanimous vote

4.) Jonathan-LDA provided President's report: covers activities over the month end of July into August

5.) Jonathan-LDA shares progress updates on work of Wright-Pierce on the sewer grant project being worked on.

6.) Jonathan-LDA covers upcoming grant work being done for the roads grant and the demolition to take place on Manser Drive in the fall, as well as other projects including workforce analysis with DFAS, and electrical/energy assessment that will look into ways to improve the base.

7.) Jonathan and Board discuss the 2 million CDS spending being granted to fix the arch hangar as well as the legalities of using a GoFundMe page to raise matching funds for

grants. The other 2 phases of the airfield reuse plan, besides the arch hanger, which included the tower complex and the crash fire buildings.

8.) Jonathan-LDA discusses talks with the federal government as well as other businesses who have shown an interest in Loring should we obtain our NIPIS status, as well as the continued energy audit, and possible uses for existing spaces.

9.) Jonathan-LDA and Tim Crowley talk about fiscal year end reconciliation and RHR Smith taking over for the annual audit, as well as coming up with some kind of financial statement that can be presented to the board on a regular basis to give a consistent review/overview of the LDA's financial standing.

10.) Jonathan-LDA goes into the energy assessment and heating audits that will be run on the buildings this coming winter at the LDA. And getting the funds to bring on 2 more team members.

11.) Jonathan-LDA brings up the MRWA and having them work with the LDA with the sewer system and that the path forward would be to contract with them to manage the distribution and collection system for the sewer system. Kristen Herbert, MRWA talks of putting together a pro-forma budget to present in executive session. Chris goes over the maintenance work that has been done for the water hydrants and the water towers these expenses are clear indications that the new rates and ensuring these improvements can occur .

12.) Jonathan-LDA brings up that while discussing water towers needing to be inspected, came up with idea of using them as cell towers as well (dual purpose) to generate some revenue.

13.) Jonathan-LDA introduces the new master tenant/landlord/management for Manser Drive, J.A.K.S. Property Management. Have been signed on since July 1, and have secured new leases with all existing tenants as well as added additional tenants through the renovation of 5 of the units that were previously unusable. Removed 12 roll-off dumpsters of trash/debris/hazardous items and just made an incredible transformation to the area in a very short amount of time.

14.) Jonathan-LDA discusses the Arch hangar and a possible tenant that would allow for the LDA to use the building for multiple tenants as well as community projects/events like the spud bike fest that was recently held there.

15.) Jonathan brought up the Renaissance Fair that will/was held in front of the new LDA office building at 119 Weinman Road after Green 4 Maine pulled the plug on them.

16.) Jonathan and Lee Umphrey discuss the Air Museum event that took place. Some issues that were reported with some local small planes that wanted to land and were

denied. Discussions about developing a plan of operations for all events moving forward and getting a standard operating procedure guideline for events developed.

17.) Jonathan-LDA expressed gratitude towards the Cumberland Motor Club for being flexible in their event due to the issues with the B-52 being broken down on the runway, and being flexible enough to move the event to Taxiway Alpha and Bravo for their event as well as their desire to return next year for another event.

18.) Public comments: Thomas from Green 4 Maine asked about the formation of a communication committee. Discussions about communication being able to resolve a lot the problems between the LDA and G4M. Melissa Lizotte questions if some of the funding for the arch hangar and the engineering/environmental assessments will be used/connected in any way to studies in regard to pfas at Loring. Lisa and Jon discussed the CDS funding being approved and when the work on the hangar will begin. Jason Dionne asked if equipment was being sold off on the base.

19.) 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. Joe Sleeper moved that we 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. Lee seconded. Vote – unanimous

## 20.) Adjourn

There being no further business before the board, the Chair adjourned the meeting at 11:39 p.m.

## DIGITAL VOTE

Here are the specifics for each item:

1. Sewer Rules and Regulations (Attachment 'A'): Following a detailed discussion with the Maine Rural Water team, these regulations will lay the groundwork for establishing a new rate structure and operational procedures for sewer projects and day-to-day activities.

The motion is to authorize Jonathan Judkins to sign and act upon the documents listed as sewer rules and regulations for the LDA.

2. Greystone Term Sheet (Attachment 'B'): This pertains to allowing Greystone to store their utility trucks inside the arch hangar on the western side of the campus. Additionally, they will provide heat to the top floor of the office space and utilize the second bathroom. This arrangement is expected to bring around 50 jobs to the campus and generate a monthly revenue of \$5000. Greystone will be responsible

for prorated portions of insurance costs, snow removal, and additional services, and will provide their own heat and water.

The motion is to allow Jonathan Judkins to draft and enter into the due diligence phase of the renting of 8260 Arch Hangar to Graystone.

3. Taste of Maine Solar Field (Attachment 'C'): We discussed the proposal of Loring taking ownership of the solar field and acting as a pass-through agent for the Taste of Maine team. The attached motion, created by the Northern Maine Development Commission, will be maintained and supported by their team, with John Oliver serving as the point of contact.

The motion is to empower Lee Umphrey, Chairman of the Board, to sign and support the Taste of Maine Solar Team with its proposed adjustment to the lease.

4. Bunker Inn Lease Extension: (Attachment 'D') This extension of the existing lease includes a provision related to the assignment of rights. Should The Bunker Inn decide to sell its business, including all long-term tenants and contracts, it would like to do so with the support of the development authority. Please see the highlighted addendum in the section of their lease that outlines this provision.

The motion is to allow Jonathan Judkins to sign the lease document for the Bunker Inn with the modification of the end date and the ability to assign with the LDA's permission.

Due to the Lack of Quorum a digital vote was issued for the 4 initiatives. Passed with a unanimous vote

Respectfully submitted,

A handwritten signature in black ink that reads "Lee Umphrey". The signature is written in a cursive, flowing style.