

LORING DEVELOPMENT AUTHORITY OF MAINE

LDA Board of Trustees meeting

DATE: October 17, 2024

119 Weinman Rd

Loring Commerce Centre, Limestone, Maine

1. Call to Order

The meeting was called to order by Lee Umphrey at 9:35 a.m.

LDA Board Members participating in an online conference are Jim Gardner, Denise Garland, Tim Crowley, Kris Doody, Jeffrey Pangburn, Joe Sleeper

LDA Board Members absent: Lynn Bromley, Benjamin Shaw, Patrick Paradis, Grace O'Neal, Christine Logan

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

Others participating in an online conference Kristen Herbert, MRWA; Chris Cossette, MRWA; Jordyn Madore; Barb Hayslett, Rep. Golden; Tom Manning, Green 4 Maine; Melissa Lizotte, BDN; Tim McCabe, The Bunker Inn; Gail Isabel; Tom and Gina Ayer, Circle B Farms; 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 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 October into November

5.) Jonathan LDA shares progress updates on the LDA Finances and the shortfall it is still facing despite improvement to expense management. As well as the continued strides to complete the annual Audit.

6.) Jonathan LDA covers The Haunted House event that was held inside of the old religious education building done as part of the Save the Arch Hanger campaign. And the streetlight situation (making sure that people are reporting if there are lights out and we

are getting what we are paying for). As well as informing of Efficiency Maine and ACAP being available for help with some winterization for those needing it.

7.) Jim Gardner discusses the communications subcommittee set up to work with Green 4 Maine. Jim emphasizes that one of the things found during the meetings is that a lot was done based on verbal agreement, which may be good for working out in a potato field, but not really for an organization. And he informed Jon to get all paperwork and information to Dave Galbraith to go over so that a recommendation of some kind can be brought to the board for reconciliation.

8.) Tom Manning, Green 4 Maine discusses working with the communications subcommittee and about their refinancing in August that included \$1.6 million of set-aside money for capital improvements to the buildings. Tom thanks everyone that has been working with them in the background on their 2025 strategic planning that can now take place with the new funding.

9.) Jonathan LDA talks about the Maine Space Convention that he will be attending in the upcoming week. As well as giving an update on the FAA certification/NIPIA status. Steps taken recently include converting Loring from a private to a public airport. And application for becoming a foreign federal trade zone which would turn Loring into a duty-free manufacturing zone which would make the campus more appealing for businesses.

10.) Jonathan LDA gives a housing update with JAKS's property management. This includes addressing the secured mailbox system with the US postal service, the fixing of the streetlights on Manser Drive, fixing/updating all the boilers in the units as well as addition minor repairs.

11) Jonathan LDA and board talk about the Maine Rural Water updates. The updates started in April when MRW conducted a rate study. The terms and conditions were drafted and presented to the LDA and board in May and approved for the water. In June the LDA approved the rates with a 50% subsidy. In July the board met and discussed the sewer terms and conditions with it being approved in August. Also in August the filing process with the PUC for the updated rates with sample billing provided to current customers as part of the Q3 billing cycle. Public Notice was issued for a meeting held September 25th at 5pm here at the LDA office. The new rates were approved and became effective with PUC for October of 2024. Things to consider is that the water rates have not been updated since 2016 and the sewer rates haven't been adjusted since 2006. The board approved the rates in June with the 50% subsidy adding an additional \$500,000 to the LDA expenses. This is reach as the PUC says that only 30% subsidization is supposed to be allowed, but the LDA asked for special permission to subsidize at 50%. Tim McCabe emphasized that the new rates mean his bill is going from \$1,700/qtr to \$5,340/qtr which is a giant 300% increase. Jon then gives a history of the Loring Water Plant and how MRW came to running it. Gail Isabel states that the new rates will drive her water bill to be more than her property taxes. Jon discusses how the

prices are a sticker shock due to the LDA chronically undercharging rates for years and gives the sewer rates as an example. Sewer rates should have increased to around \$10/cubic foot back in 2006, but the LDA has continued to charge \$3.80. Gail also expresses her frustration at receiving no previous direct notification of the rate change other than the example bill sent with the Q3 bills. Tom Ayer, Circle B Farms talks about how it sounds like a lot of money previously wasn't used to build up the infrastructure of the water plant and how it doesn't seem right that the few tenants on campus are going to have to front the cost to get it back up to snuff and he thinks the governor or legislature should be contacted to see if there are any kind of emergency relief funds that can be used.

12.) Public Comment Tom Ayer, Circle B Farms talks about the boil notice and how it effected his business. And how a new notification infrastructure needs to be put in place. Jonathan LDA mentions this is the first boil order issued in 28 years and is working with MRWA to come up with a better notification system.

13.) 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.

Respectfully submitted,

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