

Loring Development Authority of Maine  
Board Meeting Minutes  
LDA April 10 2025  
Thursday, April 10th, 2025 9:30 AM  
119 Weinman Rd  
Loring Commerce Centre, Limestone, Maine

1.) Call to Order

Lee Umphrey called the meeting to order at 9:33 a.m.

2.) Attendance and Introductions at LDA Board Members

LDA board members participating in the online conference include: Carolyn Dorsey, Grace O'Neil.

LDA board members participating in person: Lee Umphrey, Jeffrey Pangburn, Tim Crowley, Jim Gardner, Joseph Sleeper, Denise Garland.

LDA board member absent: Lynn Bromley.

Others participating in the conference: Hayes Gahagen, Ryan Gahagen, Thomas Manning, ROGER FELIX, Scott, and Tim McCabe from The Bunker Inn, Richard Graff with Starfire Scientific, Brad Sawyer from MRW, and George Howe.

3.) Public Comment

The Limestone Waste Water expressed a desire to have a private conversation about the billing and payments. Chuck and Jim Gardner discussed collaboration and resolution moving forward.

A question was raised about the need for thorough vetting of all project leads to avoid missing important details. Tim explained that sharing information with the board may depend on existing non-disclosure agreements.

A question was also raised about Green4Maine and its ability to halt leasing activities. It was clarified that LDA does not require Green for Maine's approval for project or lease progression. They will attempt to seek it, and Green4Maine cannot unreasonably withhold it, reinforcing LDA's decision-making authority while advocating for collaboration with Green for Maine.

Hayes Gahagan raised the topic of confidential discussions with the Loring Development Authority's business committee, which was affirmed by the conference room participant, ensuring that private conversations would remain protected under their mutual agreement.

4.) Minutes of Meeting

No minutes from March are attached; they will be ready at the April meeting.

5.) Communications Subcommittee Report

Thomas Manning discussed the progress made by the Relations Committee, acknowledging Jim's leadership and Joe's contributions. He emphasized the importance of integrating master plan efforts and mentioned the team's ongoing work on lease

recruitment, particularly with Canadian businesses. Thomas Manning is optimistic about potential new leases and their impact on job creation in the near future. The discussion included including LDA in NDA and discussions with potential tenants.

#### 6.) President's Report and Updates

Jonathan reported on the progress of the sewer grant and the upcoming roads and grounds rehabilitation grant, highlighting the collaborative efforts with Maine and Roll Water and Wright-Pierce. He also discussed legislative initiatives for job increment financing and the construction of a new potato chip plant, expressing gratitude to Bruce and his team for their support.

#### 7.) Updates on Staffing

The health status of Michael, the Director of Finance and Accounting, who is undergoing rehabilitation after a medical event, was reported. It was assured that day-to-day operations would not be significantly affected. The importance of forming subcommittees to support Jonathan in his role was highlighted by a conference room participant.

#### 8.) Housing Developments

Regarding Manser Drive, two additional units were onboarded in March and early April, leaving only six more units left to be developed and re-onboarded. Grants for future development have been discussed. JAKS has expressed interest in the Tennessee Circle Complex. Tennessee Circle's initial goal is listed as workforce housing, as well as extended stay or assisted living facilities, both of which are seeing an incredible need and a lack of housing.

#### 9.) Public Hearing Preparation and Data Requests

The upcoming public hearing on April 16th was mentioned, where Joe Sleeper will represent the LDA board. It was confirmed that the meeting will include the Maine Rural Water team and legal staff to review documentation while highlighting the need for extensive data requests from the Office of Public Advocate, which will require significant data mining.

#### 10.) May Air Guard Event

Jonathan outlined the New Hampshire Air Guard's event from May 4-6, which will feature various aircraft and is part of a long-term training initiative. He confirmed that the public is welcome to view the event, with appropriate barriers in place.

11.) Jonathan also mentioned a planned training exercise with the Maine Army National Guard that will simulate a nuclear lab scenario, emphasizing the importance of public awareness to prevent confusion.

#### 12.) LDA Volunteers

Jonathan provided updates on his communication with Caribou High School and other organizations regarding workforce development initiatives. He emphasized the need for multiple outreach efforts to achieve success and mentioned his previous experience

with FedCAP in workforce training. Jonathan also indicated that he would facilitate a timeline for the initiatives discussed.

13.) Jim moved to enter executive session for confidential discussions concerning personnel, economic development, and real estate matters pursuant to Title I MRSA Section 405, subparagraphs 6A and 6C.

14.) Adjourn

There being no further business before the board, the Chair adjourned the meeting at 11:37 a.m.

Respectfully submitted