

Loring Development Authority of Maine
Board Meeting Minutes
LDA May 22 2025
Thursday, May 22 2025 9:30 AM
119 Weinman Rd
Loring Commerce Centre, Limestone, Maine

1.) Call to Order

Lee Umphrey called the meeting to order at 9:31 a.m.

2.) Attendance and Introductions at LDA Board Members

LDA board members participating in the online conference include Carolyn Dorsey, Denise Garland, Lee Umphrey, Jeffrey Pangburn, Jim Gardner, Tim Crowley, Joseph Sleeper, and Grace O'Neil.

LDA board member absent: Lynn Bromley.

Others participating in the conference: Hayes Gahagen, Ryan Gahagen, Thomas Manning, ROGER FELIX, Scott, Gail Isabel, Trisha House, Chris Dwinal Chuck Kelly and Tim McCabe from The Bunker Inn, Shannon Hill Kirsten Hebert, Jordyn Madore, Corey Lewis and George Howe.

3.) Public Comment: no comment from the public, the Congressional team gave updates

4.) Minutes of Meeting

March and April's minutes were approved. Jeff Pangburn made a motion, and Carolyn Dorsey seconded it, which was unanimously approved.

5.) Communications Subcommittee Report

Joe Sleeper: You know, meeting regularly with Green for Maine and discussing various matters that they've encountered. In listening to what they have in the pipeline for opportunities, I hear they have a number of people coming to view the properties, their buildings, and so on. Other than that, I'd say we're working things out. I think communication is important and positive. Great.

6.) President's Report and Updates

Jonathan highlighted recent developments at Loring, such as the positive engagement with the Public Utilities Commission and the completion of the

competitive bidding process for sewer and wastewater treatment. He also discussed the importance of military training exercises at the facility and the ongoing collaboration with local communities to enhance infrastructure and housing options.

- * Collaboration with Local Government and Community Engagement

- * Financial Reporting and Sustainability

7.) Updates on Staffing

The health status of Michael, the Director of Finance and Accounting, well, one of the things we're working on is getting Jonathan some help there at the office. He's basically a one-man show. We're working with the workforce development team and others to provide administrative support for Jonathan.

8.) Housing Developments

Regarding Manzer Drive, George Howe provided a brief update on the work that has been done. I've been collaborating with Sheldon Corey to inspect some of the apartments and ensure that they meet code requirements and are safe for everyone. We're also working to address the dilapidation that has occurred in the past and turn it around.

9.) Project Bid Discussion and Approval

Chris Dwinal explained that the sole bid received from DeVoe Construction was about 57 percent over budget and from a contractor lacking sufficient experience in gravity sewer work. The recommendation is to reject this bid and reissue the project for competitive bidding, with a suggestion to delay the start until fall to increase interest from additional bidders. Jonathan LDA confirmed that board approval is needed for this course of action.

10.) Discussion on Impact Fee Adjustment

Jonathan LDA discussed the need to amend the impact fee for new sewer service connections, with Chris from Maine Rural Water providing insights. Chris highlighted that the original fee of \$25 per gallon was based on historical averages but is too high given the current infrastructure. He proposed a reduction to \$1.75 per gallon, which would still allow for funding of capital reserves for infrastructure improvements.

* Impact Fee Changes and Public Communication

11.) Update on Job Corps Enrollment and Executive Session Motion

Trisha House informed the group that the enrollment freeze for Job Corps students has been extended across the country, with ongoing discussions involving the Department of Labor Secretary. Lee Umphrey highlighted the significance of the Job Corps centers, noting their bipartisan support and essential role in providing education and training. Trisha also mentioned that DFES is experiencing some staffing changes but has no major issues to report.

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

The vote was taken to reject the Bid received for the wastewater project at the recommendation of Wright Price.

There being no further business before the board, the Chair adjourned the meeting at 11:16 a.m.

Respectfully submitted

Update vote taken online (June 9, 2025). The motion requested approval for the LDA to use the Job Creation and Leasing Space metrics awarded from the Taste of Maine Project toward the Green4maine Metrics at the time of Job Creation. The vote was 7 in favor and 1 opposed.