

Loring Development Authority of Maine  
Board Meeting Minutes  
LDA June 2025  
Wed, Jun 18, 2025 9:30 AM  
Online Hybrid/ 119 Weinman Rd, Limestone, Maine 04750  
LDA Monthly Board of Trustees Zoom Meeting

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 Don Powers, Troy Haney, Carolyn Dorsey, Denise Garland, Lee Umphrey, Jeffrey Pangburn, Jim Gardner, Tim Crowley, Joseph Sleeper, and Grace O'Neil.

The LDA Monthly Board of Trustees Zoom Meeting began with the introduction of new board members Troy Haney and Don Powers, who expressed their commitment to contributing positively to the board's initiatives. The importance of local representation was emphasized to maintain the board's momentum, and it was noted that both new members need to be officially sworn in. This collaborative atmosphere set the stage for the discussions that followed.

LDA board member absent: Lynn Bromley.

Others participating in the conference: Chris Corsette, Jim Leighton, Rach Perrault, Hayes Gahagen, Ryan Gahagen, Thomas Manning, Kameron Waff, Mark Appleton, Polly Chike, Sean Eldredge, 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: Roger Felix provided an update on the Job Corps Center, mentioning that a temporary restraining order has been extended, allowing operations to continue. Currently, there are 22 students on campus, with some enrolled in a CDL program at Northern Maine Community College. Staffing levels remain stable, although some departures are anticipated. Roger highlighted the necessity of maintaining communication with students, drawing parallels to challenges faced during the COVID-19 pandemic, and

expressed hope for a favorable outcome from an upcoming hearing regarding the center's future.

Gail Isabel raised concerns about a lack of responses to her inquiries from the previous meeting, particularly regarding impact fees. Jonathan LDA confirmed that the impact fee discussion was the only item scheduled for a vote and promised to provide more information on the sewer fee calculation. The board unanimously approved the minutes from the May 22 meeting, and Jonathan shared updates on the communications subcommittee's activities, including collaborations with Green for Maine. Jim Gardner voiced objections to a draft agreement with Green for Maine, urging caution and transparency, while Jonathan acknowledged the complexities of the discussions.

#### 4.) Minutes of Meeting

The minutes from the May 22 meeting were approved unanimously after a motion by Tim Crowley and a second by Denise.

#### 5.) Communications Subcommittee Report Discussion on LDA and Green for Maine Agreement

Jonathan reported on the communications subcommittee's efforts, including bi-weekly meetings with Green for Maine to discuss local businesses and upcoming initiatives like the weapons of mass destruction construction training. Tim emphasized the positive impact of these meetings on communication and objectives.

Jim Gardner raised significant concerns about a draft agreement that mandates LDA to obtain written permission from Green for Maine, arguing that it contradicts existing agreements. He cautioned the board against allowing Green for Maine to dictate terms and stressed the importance of understanding the implications of their current position. Lee Umphrey acknowledged Gardner's points and highlighted the need for tangible outcomes from Green for Maine to ensure long-term sustainability.

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

Jonathan highlighted recent developments at Loring, such as the positive Jonathan acknowledged the complexities of the discussions.

Jonathan also discussed recent developments in campus infrastructure and the potential impact of funding changes on the Job Corps program. He expressed gratitude for support received regarding the 2026 application for Congressional Direct Spending and highlighted upcoming community

events. The board deliberated on the impact fee for Main Rule Water, with a proposal to reduce it in order to encourage business development.

#### 7.) Discussion on LDA and Green for Maine Agreement

Jim Gardner raised significant concerns about a draft agreement that mandates LDA to obtain written permission from Green for Maine, arguing that it contradicts existing agreements. He cautioned the board against allowing Green for Maine to dictate terms and stressed the importance of understanding the implications of their current position. Lee Umphrey acknowledged Gardner's points and highlighted the need for tangible outcomes from Green for Maine to ensure long-term sustainability.

#### 8.) Multi-Agency Training Alert and Facility Utilization

Jonathan provided details about the June multi-agency training alert scheduled at the TAC Center, focusing on a building in the Crowsfoot area. He explained that local law enforcement would report suspicious behavior, leading to an investigation by the 43rd out of Augusta. Jonathan also mentioned the facility's readiness and the efforts made to clean the area for the event.

#### 9.) Discussion on Impact Fee for Main Rule Water

Jonathan LDA led a discussion on the impact fee for Main Rule Water, suggesting a reduction to facilitate new business development. Chris Cossette noted that the existing fee is a substantial financial burden for potential customers, which could hinder business activity. Jeff Pangburn raised questions about the necessity of the reduction and its potential impact on revenue, while Troy Haney pointed out that local utilities typically do not charge such fees.

\* Discussion on the impact fee for new businesses and its implications.

#### 10.) Approval of Impact Fee Adjustment and Contract Extension

The board discussed the adjustment to the impact fee, with Jeff making a motion to accept Maine Rural Water Authority's recommendation, which was seconded by Jim. Following the approval, Jonathan introduced the topic of extending the Maine Rural Water team's services for an additional year. Kirsten confirmed that the current contract expires on July 31st and highlighted a significant change regarding prepayment terms.

#### 11.) Approval of Auditor

The board discussed the renewal of R.H.R. Smith as auditors, with Jonathan LDA requesting a formal motion for approval. Lee Umphrey highlighted the auditors' valuable feedback and affordability, which contributed to the decision. The motion was made by Jim Gardner and seconded by Carolyn Dorsey.

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 11:16 a.m.

Respectfully submitted