

Loring Development Authority of Maine
Board Meeting Minutes
LDA August 2025
Thursday August 21st, 2025 9:30 AM
119 Weinman Rd
Loring Commerce Centre, Limestone, Maine

1.) Call to Order

The meeting was called to order by Lee Umphrey at 9:30 a.m.

LDA board members participating in an online conference are: Lee Umphrey, Dan Powers, Jeff Pangburn, Troy Haney, Carolyn Dorsey, Denise Garland, Dan Stevenson, Tim Crowley

LDA board members absent: Lynn Bromley, Kristine Logan, Grace O'Neal

LDA staff participating by online conference: Michael Beaulieu and Jonathan Judkins.

Others participating in an online conference: Donald Powers, Aaron Huotari (Fort Fairfield), Barb Hayslett (Rep. Golden), Jordyn Madore (Sen. King), Gail Isabel, Thomas Manning (G4M, Chris Cossette (MRWA), and Kiersten Herbert (MRWA), Heidi Dragija (The Bunker Inn) and Jim Leighton, Roger Felix (Job Corps)

2.) Identification of board members and others. Board member attendance was taken. Note approved. Jeff motions, Denise second.

3.) Jonathan presented tribute presentation to Carl Flora who recently passed due to cancer. The LDA Monthly Board of Trustees Zoom Meeting included a tribute to Carl Flora, highlighting his significant contributions to the Warren Development Authority and the community. Jonathan shared personal reflections on Carl's mentorship and the impact he had on those around him. The presentation celebrated Carl's legacy, which will be shared with his wife, Paula, emphasizing the joy he brought to many lives.

4.) Public Comment:

Lee says that they are going to begin the meeting with public comment. Calls on Roger for update to Job Corps. Gail Introduces Heidi one of the new proprietors of the Bunker Inn. Heidi says she and her husband Angelo are happy to be here Gail introduced Heidi Dragija, who, along with her husband Angelo, recently acquired the Bunker Inn. Heidi, a retired Dallas police officer, discussed their move to the area and their plans to integrate into the community. She mentioned their interest in meeting with Jonathan to discuss logistical matters related to the property..

5.) Congressional Update:

No update from the congressional side.

6.) Jonathan Green 4 Maine and Communications subcommittee update. Jim & Joe talk about recent meeting and touring the facilities with Thomas and his group. Discussing equipment and any disputes that will be wrapped up hopefully tomorrow. Tom says they are under an NDA right now but there has been recent developments with their new chief revenue officer Chuck Goldman. Says there will be some press releases coming soon. Timothy shared insights from a facility tour conducted with Thomas and his group, emphasizing the resolution of most equipment ownership disputes. Joe remarked that the inventory review was tighter than anticipated, indicating effective resource sharing. Both expressed satisfaction with the meeting's outcomes and the collaborative atmosphere.

Updates on Business Development and Leasing Activities

TM discussed the recent advancements in business development, noting that Chuck Goldman has been actively involved in planning. Two new leases were signed: one with Greystone Power Services for 42,000 square feet, which will serve as their U.S. base of operations, and another with a local appliance repair shop for 8,000 to 10,000 square feet. TM also mentioned that press releases regarding these developments will be issued soon.

7.) Presidents Report:

Jonathan opens with a quote from Dr. Martin Luther King. Jonathan talks about engaging with Space Force as part of their MXIVM Project. Which is an ionospheric satellite tower being constructed behind DFAS. And the completion of groundwork for Northwoods satellite ground station. He then talks of the aircraft MRO company establishing themselves in the arch hangar. Thanks Scott Wardwell for their partnership and help facilitating the Loring runway. Jonathan gives update on sewer work looking to break ground in September. Jon talks about Commissioner Laura Fortman's visit to Loring. Chris from Maine rural water talks on the improvement plan report that came about as part of the PUC's investigation on lowering water rates. Lee moves on to the 207 Overland valley coming to Loring.

Discussion on Workforce Challenges and Community Solutions

8.) Lumphrey and Jonathan reviewed a meeting with Commissioner Laura Fortman, emphasizing the need for job creation in Aroostook. Jonathan noted that community leaders are actively addressing workforce challenges, including the lack of essential services like veterinary care. He expressed optimism about the community's commitment to finding solutions.

9). Capital Improvement Plan Overview

Chris Cossette discussed a preliminary draft report detailing the infrastructure challenges facing the water system, emphasizing the urgent need for repairs and upgrades. Recommendations include addressing non-operational fire hydrants, updating the metering process, and implementing a pipeline rehabilitation program. The report also emphasizes the need for sufficient financial resources to support these improvements.

10.) Infrastructure Planning and Funding Challenges

Chris Cossette highlighted the critical need for an updated mapping system and asset management plan to support funding efforts for infrastructure projects. He mentioned the ongoing challenges of addressing approximately \$120,000 in system repairs, including water main breaks and hydrant repairs. Denise Garland suggested developing a facilities plan to prioritize projects effectively, while Jonathan LDA confirmed the need for a triage approach to manage urgent repairs.

Budget Discussions and Upcoming Events

11.) 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. Jeff 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. Jim motioned, Carolyn seconded. Vote – unanimous

13.) Adjourn

There being no further business before the board, the Chair adjourned the meeting at 11:48 p.m.

Respectfully submitted