

Loring Development Authority of Maine

Board of Trustees – Meeting Notes

Thursday, December 18, 2025 | 9:30 a.m.

119 Weinman Road

Loring Commerce Centre

Limestone, Maine

1. Call to Order & Attendance

Chair **Lee Umphrey** called the meeting to order at approximately **9:30 a.m.**

Board Members Present (in person or via Zoom):

Lee Umphrey (Chair), Jim Gardner, Joe Sleeper, Carolyn Dorsey, Lynn Bromley, Gail Isabel, John Powers, Timothy Crowley (in person), Denise Garland, Jeffrey Pangburn (arrived later), Troy Haney (arrived later)

Guests & Agency Participants:

Representatives from Congressman Golden's office, Senator King's office, Senator Collins' office, Jim Leighton (Limestone Water & Sewer District), Eric Sanderson (City of Caribou), Brandy King (Maine Clean Water State Revolving Fund Program), and representatives from Green4Maine.

2. Public Comment & Program Updates

Workforce Development – WorkSource Maine

Chair Umphrey introduced **WorkSource Maine**, a new Department of Labor / DECD workforce portal designed to better match job seekers with employers statewide. Loring Commerce Centre was identified as a potential **pilot and demonstration site** for large-scale deployment. Board members expressed strong support for positioning Loring as a workforce innovation "laboratory" for the State of Maine.

Job Corps Update

Job Corps leadership reported that student enrollment is rebounding following winter break, with expectations of **5–10 new students per week**, primarily from within Maine, until reaching a target enrollment of approximately **300 students**. The Board emphasized continued coordination between Job Corps programming and broader workforce initiatives, including WorkSource Maine.

Campus Operations – Winter Maintenance

Residents raised concerns regarding snowplowing and road conditions. LDA confirmed that a **new winter maintenance vendor** has been engaged and committed to follow-up actions to address safety and service issues.

3. President & CEO Report

President & CEO **Jonathan Judkins** provided a comprehensive operational update, including the following:

Operations & Campus Management

- Continued focus on uninterrupted winter operations, infrastructure protection, and utility system stability
- New airport security coverage implemented, with improved response times reported
- Preventive maintenance prioritized during winter months

Leasing & Business Development

- Ongoing efforts to lease remaining vacant buildings
- Active discussions with prospective tenants, including food service and manufacturing-related uses
- Continued collaboration with regional and municipal partners

Aviation & Military Coordination

- Progress reported on hosting **109th Airlift Wing winter operations** at Loring (January 26 – February 6, 2026), generating significant federal cost savings compared to Arctic deployments
 - Continued planning for **Operation Northern Phoenix (260th)**, including receipt of a published approach at no cost to LDA (estimated value of \$90,000–\$120,000)
 - Engagement with the Presque Isle City Council on airport management protocols resulted in no objections, pending follow-up
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4. Approval of Minutes

Prior meeting minutes were approved. LDA confirmed that multiple months of approved minutes will be posted to the website following the resolution of a backlog with the Design Lab vendor.

5. Green4Maine Relations & Equipment Review

The **Green4Maine Relations Committee and Equipment Review Committee** (Sleeper, Crowley, LDA staff, and Green4Maine representatives) reviewed legacy base equipment for potential disposition.

- A formal equipment disposition memorandum and recommendations will be distributed to the full Board
- Fire apparatus disposition was identified as the most complex issue requiring full Board review

Board Direction:

The equipment list and recommendations will be circulated prior to formal Board action.

6. Wastewater, Sewer Project & LWSD Coordination

Significant progress was reported on sewer infrastructure replacement and flow reduction efforts.

- LWSD reported operational efficiencies, solar-driven energy savings, and improved sludge-drying outcomes
- An estimated **\$100,000 in annual savings** is anticipated from revised LWSD budgets and energy efficiencies

Governance Action:

Jim Gardner was formally designated as LDA's representative to the **Limestone Water & Sewer District Board**.

LWSD also agreed to provide a **letter of financial support** for upcoming legislative discussions.

7. January 29, 2026 – Augusta Interagency Meeting

A multi-agency meeting is scheduled at **DEP offices in Augusta** to address:

- Clean Water State Revolving Fund matters

- Legislative support strategies
- Long-term wastewater funding structures

Brandy King confirmed that meeting space has been reserved for the **full day** to accommodate travel constraints. Agenda coordination will occur through the LDA Board Chair.

8. Public Utilities Commission Water Rate Case

LDA continues to work through the **PUC water rate case** following a customer complaint. Extensive data compilation and coordination with the Maine Rural Water Association remain ongoing. Board members and State representatives acknowledged the complexity and importance of the matter.

9. Strategic Outlook

The Board reaffirmed continued emphasis on:

- Federal and defense partnerships
 - Infrastructure-driven cost savings
 - Workforce housing planning (2026 planning horizon)
 - Positioning Loring as a national-scale redevelopment and training asset
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10. Executive Session

The Board voted to enter executive session pursuant to **1 M.R.S.A. §405(6)(A) and (C)** for confidential discussion of:

- Real estate matters
 - Economic development initiatives
 - Lease negotiations
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11. Adjournment

There being no further business before the Board, the Chair adjourned the meeting at **11:31 p.m.**