

# **April 16, 2026 – 9:30 AM Board of Trustees Meeting Minutes**

**Hybrid Meeting – Loring Commerce Center Board Room / Zoom  
119 Weinman Road, Limestone, Maine**

## **1. Call to Order**

Chair Lee Umphrey called the meeting to order at **9:30 AM** and welcomed trustees, staff, and participating congressional representatives. Congressional offices represented included staff from the offices of Senator Susan Collins, Senator Angus King, and Congressman Jared Golden. The Chair expressed appreciation for the continued support and engagement of Maine’s federal delegation.

## **2. Roll Call**

### **Trustees Present:**

Lee Umphrey (Chair), Tim Crowley, Jeff Pangburn, Lynn Bromley, Carolyn Dorsey, Denise Garland, Dan Stevenson, and others participating in person and/or remotely.

### **Staff Present:**

Jonathan Judkins, President & CEO  
Michael Beaulieu, Director of Finance

### **Others Present:**

Representatives of the Maine Rural Water Association, congressional staff, community stakeholders, tenants, and members of the public. A quorum was confirmed.

## **3. Approval of Prior Minutes**

**Motion:** To approve the **March 19, 2026 Board of Trustees Meeting Minutes** as written.

**Moved by:** Tim Crowley

**Seconded by:** Jeff Pangburn

**Vote:** Motion carried unanimously.

During discussion, Trustee Denise Garland requested correction of her name in the March draft minutes from “Dennis” to “Denise.” Staff confirmed the correction would be made.

## **4. President & CEO Report**

President & CEO Jonathan Judkins presented a high-level operational update covering activities from mid-March through April 2026.

## **Aviation & Economic Development**

Mr. Judkins reported increased aviation activity at Loring, including:

- Departure of an Aero Intelligence Boeing 777 in late February
- Arrival of a Boeing 747 currently undergoing MRO activity in the Arch Hangar
- Arrival of a Boeing 767 entering the maintenance queue

Mr. Judkins emphasized Aero Intelligence's continued investment and operational follow-through at Loring and reaffirmed Taste of Maine and Aero Intelligence as foundational commercial partners.

## **Job Tax Increment Financing (JTIF)**

The Board received an update on successful legislation increasing JTIF participation to **100% of taxable revenue generated by jobs at Loring**, aligning infrastructure funding with job creation and redevelopment goals. Mr. Judkins thanked state, federal, and local partners for their support.

## **Airfield Operations & Lighting**

Mr. Judkins reported that Loring secured a short-term agreement for runway and taxiway lighting testing utilizing solar/LED battery-backed systems. Lighting operations are expected from **May through October 2026**, creating an operational airfield window for aviation activity.

He further confirmed **Year Two of Operation Northern Phoenix** remains on schedule, with military participation and timelines confirmed by project organizers.

## **Infrastructure & Grant Activity**

The Board received updates on several infrastructure projects, including:

- **Wastewater/Sewer Project:** Sargent Construction resumed work addressing groundwater infiltration and PFAS concerns through pipe replacement and system rehabilitation.
- **Road Improvements:** Final road designs tied to the Manser Drive teardown project were under review, with rising construction costs requiring prioritization of roadway segments and pursuit of supplemental funding.
- **Water Tower Rehabilitation:** Funding had been secured for a multi-year water tower rehabilitation strategy intended to stabilize long-term system reliability.

Mr. Judkins requested tenants report pothole concerns for near-term repairs.

## **Facilities & Compliance**

The Arch Hangar received an updated Certificate of Occupancy following resolution of several life-safety deficiencies, many funded by Aero Intelligence. Remaining issues are legacy-related and under active management.

## **Workforce Development & Education Partnerships**

Mr. Judkins discussed partnerships with:

- Maine School of Science and Mathematics
- Job Corps
- Local RSUs
- CareerCenter and workforce development organizations

The goal remains development of a skilled workforce pipeline supporting trades, manufacturing, aviation, and industrial growth at Loring.

## **Board Discussion**

The Chair requested an update regarding Taste of Maine. Mr. Judkins reported the opening timeline shifted from mid-May to approximately **mid-June 2026** and noted recent hiring activity conducted in partnership with the Maine Department of Labor, which attracted approximately **95 job seekers**.

Discussion also occurred regarding future staffing support at LDA, with anticipated JTIF revenues expected to support phased organizational growth over time.

## **5. Public Comment**

Resident **Gail Isabel** addressed the Board regarding:

- Follow-up concerning discussions on senior utility assistance and discount programs;
- Questions regarding ACAP program coordination;
- Concerns regarding communication follow-up from prior meetings; and
- Questions regarding drinking water contaminant notices.

Mr. Judkins acknowledged a missed follow-up call and committed to continued coordination with Ms. Isabel and Maine Rural Water Association staff. He offered assistance regarding LIHEAP and ACAP-related support programs.

Regarding recent water quality notices, staff explained elevated readings were believed to result from low water usage at a sampled building. Sampling locations had been moved to an occupied facility to improve accuracy. Maine Rural Water staff confirmed the explanation and committed to additional public clarification.

Mr. Judkins reminded the Board of the previous vote related to the system and investments, "The Loring Development Authority water utility adopts section 35-A (1) of M.R.S.A. § 6106 and makes no investment in water main extensions or service lines."

The Board further acknowledged requests to update and post recent Board meeting minutes online, and staff committed to updating the LDA website.

## **6. Financial Report**

Mr. Judkins provided a financial overview and operational update.

Key discussion points included:

- Continued operation under the **FY2025–26 budget**;
- Tight cash position associated with maintaining municipal-scale infrastructure without a municipal tax base;
- Ongoing stabilization efforts to achieve long-term operational sustainability;
- Continued reliance on JTIF revenue to support water, sewer, roads, and infrastructure systems;
- Unexpected expenditures associated with the Maine PUC water rate proceeding; and
- Progress on the **RHR Smith audit**, including additional cash reconciliation and utility separation work to improve cost tracking and financial reporting.

Mr. Judkins reiterated that LDA's objective remains maintaining essential services rather than generating profit from residents.

## **7. Committee Reports**

### **A. Communications / Green 4 Maine**

The Board discussed updates related to Green 4 Maine, including ongoing development activity, metrics review, innovation hub concepts, and advanced manufacturing opportunities. Additional meetings with state energy officials were anticipated.

### **B. Board Workshop Meeting**

Trustees reported on the **April 14, 2026 Work Session** held at Northern Maine Community College. Topics included:

- Property management contract review (JAKS)
- Wastewater and LWSD restructuring
- Green 4 Maine performance and development activity

The work session was viewed positively as preparation for future Board decisions.

### **C. LWSD Progress**

The Board received an update regarding continued discussions with the Limestone Water & Sewer District (LWSD), including:

- Draft MOU discussions;
- Direct billing concepts;
- Cost allocation and subsidy reduction strategies; and
- A scheduled joint meeting later in April to continue negotiations.

## **8. Annual Board Membership & In-Person Meeting**

Discussion occurred regarding gubernatorial board appointments and scheduling an in-person Board meeting during **Operation Northern Phoenix** in June 2026 to coincide with military activity and broader community engagement.

## **9. Executive Session**

The Board entered Executive Session pursuant to **1 M.R.S.A. §405(6)** to discuss matters including:

- Real estate negotiations
- Contract negotiations
- Financial strategy discussions
- Loring Holdings matters
- Green 4 Maine matters
- JAKS property management review
- Finance and operational standing updates
- Board governance matters

Consistent with Board practice, no votes were taken in Executive Session.

## **10. Adjournment**

There being no further business, the meeting adjourned.

**Respectfully Submitted,**

**Jonathan M. Judkins**

President & CEO / Acting Secretary

Loring Development Authority of Maine