

**,LORING DEVELOPMENT AUTHORITY OF MAINE
BOARD OF TRUSTEES MEETING MINUTES**

Date: August 20, 2026

Location: Hybrid (Board Room / Zoom)

119 Weinman Road, Limestone, Maine

Draft for Board review

1. Call to Order

Chair Lee called the meeting to order at approximately 9:30 AM. The public portion of the meeting began with public comment. The recording does not establish a final attendance count or a quorum determination.

2. Roll Call

The opening roll call reflects responses from Troy Haney, Tim Crowley, Carolyn Dorsey, Jeff Pangburn, Donald Powers, and Joseph Sleeper II. Lynn Bromley, Denise Garland, and Chris Duty were called but no clear response is captured in the transcript. The chair's full name, attendance, and quorum should be verified against the official roll.

Staff Present:

Jonathan Judkins, President & CEO

Other LDA staff participated; names and attendance should be confirmed from the official record.

Others Present:

Jake Morningstar; Tyler Hannigan of Up North Plumbing; community and partner representatives. The full attendance list should be checked against the meeting record.

3. Approval of Prior Minutes

Approval of prior minutes is not captured in the supplied public-session transcript. Confirm from the agenda and clerk's record whether minutes were considered.

No motion or vote on prior minutes is documented in the supplied transcript.

4. President & CEO Report

Jonathan Judkins reported on a proposed Atlas satellite ground station at the former Bigelow site. He said the Town of Limestone was leading property discussions and that LDA was assisting with information about existing infrastructure and utilities. He also described interest from other satellite operators and an anticipated visit with congressional staff.

Jonathan reported plans to assume full water-system responsibility beginning October 1, following transitional services through September. He described Les Mackin's planned September training and plans for additional utility staff. He also reported progress on aircraft fueling with support from Bangor International Airport and fuel and transportation partners, continued staff training and fuel-infrastructure planning, reduced groundwater infiltration into

the wastewater system, aerospace and defense outreach, hangar discussions, and interest from a prospective chemical manufacturer. Reported operator licenses and hiring status should be verified before these minutes are finalized.

5. Public Comment

Jake Morningstar described delays affecting a proposed five-unit housing project on privately owned land connecting to LDA utilities. He disputed the clarity and consistency of requirements concerning water and sewer connections, lot consolidation, meter pits, surveying, and engineering plans, and described construction costs and financing deadlines. His statements are recorded as public comment, not findings by the Board.

Morningstar questioned an email sent from Jonathan's account bearing another staff member's signature. Jonathan said it was a draft sent in error and did not state LDA's exact position; he did not establish how it was sent. Jonathan said historical utility records contributed to uncertainty and offered to review the project requirements and next steps with Morningstar at 3:00 PM. He said he would send an invitation, update the Board after the discussion, and document what was discussed and requested.

Joseph Sleeper asked about a leach field. Tyler Hannigan, Morningstar's plumber, described the existing six-inch water main, curb stops, sewer inspection, and his view that the connections were adequately sized. The Board did not approve the project, waive requirements, or make a finding on utility capacity during the recorded public session.

6. Finance Committee Report

Tim Crowley reported that the Finance Committee had met with Jonathan and continued to address a significant budget deficit, prior-year bills, outstanding vendor payments, and rental pricing for LDA space. He said the projected deficit had been reduced but remained substantial.

Jonathan reported approximately \$310,000 in expense reductions and increased leasing activity. He estimated a \$200,000 to \$400,000 operating shortfall under the current model, primarily related to utility costs; the range depends in part on utility usage. He reported that five buildings in the LDA portfolio remained unrented and required significant work.

7. Committee and Project Updates

The chair discussed SHL Consulting's engagement, led by Steve Levesque, to assess financial sustainability, strategy, decision-making, and Board support for management. The consultant team planned to meet with regional and campus partners, after which the Board would review its findings and help shape a plan.

The chair raised the possibility of an in-person September meeting and a Board retreat addressing roles, responsibilities, efficiency, and the Board-CEO relationship. These were discussed as prospective steps; no motion or vote on them appears in the transcript.

8. Executive Session

The chair identified financial and contractual matters for executive-session discussion. A motion to enter executive session was made and seconded, but the available transcript ends before a vote is recorded. The mover and seconder are not reliably identifiable from the transcription. The statutory basis, vote, attendees, and any action after executive session must be confirmed from the official record.

9. Adjournment

The supplied transcript ends at approximately 44:55 during the transition to executive session. It does not establish when or how the meeting adjourned. Complete this section from the clerk's record.

Respectfully Submitted

Jonathan M. Judkins
President & CEO / Acting Secretary
Loring Development Authority of Maine