

LORING DEVELOPMENT AUTHORITY OF MAINE

BOARD OF TRUSTEES MEETING MINUTES

Date: July 16, 2026

Location: Hybrid (Board Room / Zoom)

119 Weinman Road, Limestone, Maine

1. Call to Order

Vice Chair Jeff Pangburn, serving as Chair, called the meeting to order at approximately 9:33 AM. At the opening roll call, the Board was one member short of a quorum; Tim Crowley joined later in the meeting.

2. Roll Call

Jeff Pangburn (Vice Chair/Acting Chair), Donald Powers, Carolyn Dorsey, Joseph Sleeper II, Denise Garland, Troy Haney, and Tim Crowley (joined later) participated July 16, 2026, remotely and/or in person.

Staff Present:

Jonathan Judkins, President & CEO

LDA staff participating in person and/or remotely

Others Present:

Representatives of Maine's congressional delegation, Job Corps, the Mi'kmaq Nation, community residents, tenants, partner organizations, and members of the public.

3. Approval of Prior Minutes

The Board reviewed the June 11, 2026 meeting minutes. Joseph Sleeper II requested that the reference to the JAKS apartment agreement state that the agreement was extended and amended, rather than merely extended.

Motion: Approve the June 11, 2026 Board Meeting Minutes as amended.

Vote: Motion carried without opposition.

4. President & CEO Report

Jonathan Judkins reported on the transition from planning to active operations across the Loring campus. He reviewed the scheduled expiration of Maine Rural Water Association's operating contract at the end of July, proposed transitional support, recruitment of a permanent water operator, and discussions with neighboring utility districts regarding operational assistance, interconnections, and long-term cost and reliability improvements.

Additional highlights included progress on the approximately \$3.5 million wastewater improvement project; receipt of approximately \$1.3 million in additional funding; continued work to fund the remaining portions of Phase 10; expanded nighttime aviation capability following lighting improvements; development of aircraft, fueling, inspection, maintenance,

and emergency-response procedures; the success of Operation Northern Phoenix Year Two and planning for Year Three; anticipated winter training activity; continued aerospace, defense, and economic-development outreach; the hiring of Alan Mulherin as part-time Facilities Manager; grant development; and the start of Taste of Maine potato-chip production and distribution.

5. Public Comment

Residents raised concerns regarding the condition and security of 10 Colony Place, speeding and commercial traffic on residential streets, apartment maintenance, roof leaks, mold, rent and billing questions, delayed leases, and unsecured vacant buildings. Management committed to securing or evaluating 10 Colony Place for demolition or major renovation, reviewing possible residential traffic restrictions, obtaining and following up on the written apartment repair list, and reinstalling fencing or otherwise securing unsafe vacant properties pending demolition.

Job Corps representatives requested written assurance that potable water service would continue after July 31 and raised concerns about delays in notification during the recent boil-water advisory. Management reported that operator and backup options were being pursued, confirmed that contact information had been updated, and agreed to prioritize Job Corps and food-processing tenants in emergency notifications and provide operator information once arrangements are finalized.

A representative of the Mi'kmaq Nation requested consultation regarding development and environmental cleanup that could affect tribal lands. The Board acknowledged the concern and expressed its intent to include the Nation in relevant future discussions. The chairman thanked them for relaying their concerns, and the CEO reiterated the Board's appreciation and commitment to action.

6. Finance Committee Report

The Board reviewed a high-level financial report reflecting constrained cash flow and continued focus on operational stability. Reported balances included approximately \$46,915 in operating accounts, \$16,247 in security deposits, and \$994,500 in grant and long-term stability funds. Estimated accounts receivable were approximately \$225,000 and accounts payable approximately \$693,000, including significant balances owed to the Limestone Water and Sewer District and Dead River Company.

Priorities included improving collections and cash flow, coordinating payment strategies with major creditors, reviewing billing and purchasing practices, strengthening internal reporting and controls, managing essential expenses, and preparing the 2027 operating budget.

7. Committee and Project Updates

The Communications Committee reported that meetings had been temporarily paused. The sewer working group continued coordination with the Limestone Water and Sewer District and its billing provider, with a target of October 1, 2026, for the sewer-billing transition.

Donald Powers reported a significant reduction in wastewater infiltration following recent contractor work, with approximately 3.7 million fewer gallons processed in June compared with the prior year.

Management also reported continued recruitment for a licensed water operator and evaluation of interconnections and freshwater wells. The Manser Drive demolition work was separated from the roads grant so road improvements could proceed, potential savings could be redirected to other deteriorated roads, and demolition planning could advance. Maine DEP approval of an off-site disposal facility was also reported.

8. Executive Session

The Board voted without opposition to enter Executive Session. The specific statutory basis and the identities of the mover and seconder were not captured in the public recording. Acting Chair Pangburn announced that the Board would not return to public session following Executive Session.

9. Adjournment

The public portion of the meeting concluded upon entry into Executive Session. No further public action was recorded.

Respectfully Submitted

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