

LORING DEVELOPMENT AUTHORITY OF MAINE BOARD OF TRUSTEES MEETING MINUTES

Date: May 21, 2026

Location: Hybrid (Board Room + Zoom)

1. CALL TO ORDER

The meeting was called to order by Chair Lee Umphrey at approximately 9:30 AM. The meeting was conducted in hybrid format and recorded.

2. ROLL CALL

Present:

- Lee Umphrey (Chair)
- Timothy Crowley
- Troy Haney
- Don Powers
- Jeff Pangburn
- Carolyn Dorsey
- Lynn Bromley
- Denise Garland
- Joseph Sleeper (Remote)

Absent (Excused):

- [Insert if applicable]

Staff:

- Jonathan Judkins, President & CEO

Guests / Partners:

Representatives from the offices of U.S. Senator Susan Collins, U.S. Senator Angus King, Congressman Jared Golden, military partners, regional stakeholders, and economic development representatives participated.

A quorum was present.

3. APPROVAL OF PRIOR MINUTES

Motion to approve the **April 16, 2026 Board Meeting Minutes**.

Motion: Troy Haney

Second: Jeff Pangburn

Motion passed unanimously.

4. PRESIDENT & CEO REPORT

Jonathan Judkins provided an operational update covering aviation readiness, infrastructure investment, utility stabilization, military partnerships, redevelopment efforts, and budget planning.

Jonathan reported continued progress positioning Loring as an active aviation, defense readiness, and aerospace platform while balancing significant municipal-scale infrastructure responsibilities.

Airport & Aviation Operations

Jonathan reported that the **SPX runway and taxiway lighting team** arrived on-site May 1 and successfully completed an initial installation, testing, and redeployment process in under one week. Additional lighting systems are currently being deployed for longer-term testing and military readiness purposes.

The **Aero Intelligence Arch Hangar operation** remains active, currently supporting aircraft activity involving both a Boeing 747 and Boeing 737.

Airport activity and aviation partnerships continue to expand and support long-term redevelopment goals.

Operation Northern Phoenix – Year Two

Jonathan provided an update on **Operation Northern Phoenix**, scheduled for **June 6–14, 2026**, involving multiple military units utilizing Loring for training operations.

Activities will include:

- Mobile air traffic control tower operations
- TACAN deployment for instrument approaches
- Tactical aviation operations
- Equipment drop exercises
- Multi-state military participation

The Board Meeting was rescheduled to **June 11, 2026**, to align with military activities and related public affairs opportunities.

5. MILITARY PARTNER PRESENTATION

2d Lt. Christopher Parent provided a briefing regarding Operation Northern Phoenix and outlined the exercise objectives.

Lt. Parent described Loring as uniquely positioned to support combat airfield operations training, including simulated austere airfield deployment, aircraft control, logistics exercises, and equipment drops.

Participating military partners are expected to include units from across the Northeast region, with local emergency service coordination supporting operations.

Military public affairs personnel will be present during the June training period and available for coordination with the Board.

6. FINANCIAL REPORT

Jonathan Judkins and the Finance Committee provided a budget and operational update.

Jonathan reported approximately **\$236,000 in new lease revenue**, primarily attributed to:

- Taste of Maine
- Aero Intelligence
- Additional lease activity

The Board discussed continuing efforts to reduce prior-year deficits through increased revenue generation, operational efficiencies, and tighter procurement controls.

LDA also announced the continuation and expansion of **100% Job Tax Increment Financing (JTIF)** support, positioning Loring to reinvest additional job-generated tax revenues into infrastructure improvements.

Timothy Crowley reported that the preliminary **FY 2026–2027 budget** currently projects an approximate **\$400,000 deficit**, emphasizing the importance of prioritizing utility and infrastructure obligations before additional expansion initiatives.

Leadership also discussed staffing limitations and the need for additional personnel support, while exploring internship, volunteer, mentor, and retired professional assistance programs.

7. GREEN 4 MAINE UPDATE

Representatives from **Green 4 Maine** reported recent engagement with the Maine Department of Economic & Community Development and ongoing planning with the U.S. Department of Energy.

Discussions included:

- Development progress updates
- Coordination with state and federal partners
- JTIF reporting requirements
- Tenant outreach and address verification

- Equipment inventory discussions

The Board discussed coordinating an in-person meeting between Green 4 Maine leadership and trustees during the June 11 Board Meeting if scheduling permits.

8. WATER & WASTEWATER SYSTEM UPDATE

Water System

Jonathan reported that Loring's current **Level IV Water Operator** will retire in July following more than **25 years of service**.

LDA, in partnership with Maine Rural Water, has begun identifying replacement candidates to maintain operational continuity and regulatory compliance.

The Board emphasized continued focus on:

- Safe drinking water compliance
- Accurate reporting and monitoring
- Regulatory coordination

Wastewater & LWSD Coordination

Jonathan, Troy Haney, Don Powers, and **Limestone Water & Sewer District (LWSD)** leadership reported continued progress toward a long-term operational agreement.

Troy Haney reported that discussions have narrowed from approximately **25 issues to six remaining operational items**, reflecting substantial progress.

LDA and LWSD continue to target **July 1, 2026**, for transition of billing functions and account coordination.

Jim Leighton noted onboarding and customer account integration work remains ongoing.

9. RUNWAY LIGHTS & AIRPORT OPERATIONS

Jonathan emphasized increased runway activity and public safety concerns associated with active aviation operations.

LDA is implementing:

- Additional signage
- Enhanced barriers
- Expanded surveillance systems

The public was reminded that unauthorized access to operational aviation areas is prohibited and may result in enforcement action for trespass.

Runway lighting activity is expected to continue through approximately **October 2026**.

10. LAND SAILING & LORING TIMING AGREEMENTS

Jonathan reported ongoing discussions with the **Loring Timing Association** and land sailing partners regarding updated agreements.

Future agreements will prioritize:

- Protection of runway infrastructure
- Prevention of lighting system damage
- Operational compatibility with aviation activities

LDA remains supportive of compatible events, provided airport infrastructure and operations are protected.

11. ACTION ITEMS

- Coordinate June 11 Board Meeting activities with military public affairs staff
- Continue recruitment efforts for a Level IV Water Operator replacement
- Finalize LWSD customer onboarding and July 1 billing transition planning
- Follow up regarding sewer easement coordination
- Reconcile JTIF tenant addresses and outreach efforts
- Coordinate potential June 11 Green 4 Maine and Board meeting

12. EXECUTIVE SESSION

Motion to enter Executive Session for discussion of:

- Employment matters
- Leasing matters

Motion: Carolyn Dorsey

Second: Tim Crowley

The Board entered Executive Session following the conclusion of public business.

13. ADJOURNMENT

The public portion of the meeting concluded following a motion to enter Executive Session.

Respectfully Submitted,

Jonathan Judkins
President & CEO
Loring Development Authority of Maine