

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER



132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

SEN. TERESA S. PIERCE
SEN. JILL C. DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

**February 27, 2025
10:00 A.M.**

AGENDA

<u>Page</u>	<u>Item</u>	<u>Action</u>
	CALL TO ORDER	
	ROLL CALL	
1	SUMMARIES OF THE DECEMBER 10, 2024 AND THE JANUARY 9, 2025 MEETINGS OF THE LEGISLATIVE COUNCIL	Decision
	REPORTS FROM STAFF OFFICE DIRECTORS	
7	<ul style="list-style-type: none">Fiscal Report (Christopher Nolan, Director, OFPR)	Information
	OLD BUSINESS	
11	Item#1 Council Action Taken by Ballot (No Action Required)	Information
	Item #2 Establishment of staff positions (tabled)	Decision
	NEW BUSINESS	
12	Item #1: Consideration of After Deadline Bill Requests	Roll Call Vote
14	Item #2 Acceptance of Report of the Criminal Records Review Committee	Acceptance
23	Item #3 Acceptance of the Nineteenth Annual Report of the Right to Know Advisory Committee	Acceptance
29	Item #4 Acceptance of the Report of the Blue Ribbon Commission to Study the Organization of and Service Delivery by the Department of Health and Human Services	Acceptance
36	Item #5 Acceptance of Annual Loring Development Authority Annual Report	Acceptance

62	Item #6	Acceptance of Annual Washington County Development Authority Annual Report	Acceptance
68	Item #7	Acceptance of Annual Midcoast Regional Redevelopment Authority Annual Report	Acceptance
85	Item #8	Request from the YMCA of Maine to Hold the Youth & Government Program in the State House Complex	Decision
86	Item #9	Legislative Council Appointment to Revenue Forecasting Committee (Christopher Nolan, Director, OFPR)	Decision
88	Item #10	Review of the <i>Legislative Council Policy on Use of the State House Welcome Center</i>	Decision
	Item #11	State House Complex Security Briefing (Matthew Clancy, Chief of Capitol Police)	Information

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR



SEN. TERESA S. PIERCE
SEN. JILL DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER

132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

**LEGISLATIVE COUNCIL
MEETING SUMMARY
December 10, 2024**

CALL TO ORDER

President Daughtry called the December 10, 2024 organizational meeting of the 132nd Legislative Council to order at 2:05 p.m. in the Legislative Council Chamber.

ROLL CALL

Senators: President Daughtry, Senator Pierce, Senator Duson, Senator Stewart (arrived via Zoom after roll was called) and Senator Harrington

Representatives: Speaker Fecteau, Representative Moonen, Representative Gramlich, Representative Faulkingham and Representative Smith

Legislative Officers: Darek Grant, Secretary of the Senate
Robert Hunt, Clerk of the House
Suzanne Gresser, Executive Director of the Legislative Council
Ed Charbonneau, Revisor, Office of Revisor of Statutes
Chris Nolan, Director, Office of Fiscal and Program Review
Danielle Fox, Director, Office of Policy and Legal Analysis

President Daughtry convened the meeting at 2:05 p.m. with a quorum of members present.

President Daughtry, declaring that a quorum was present and pursuant to the Rules of Procedure adopted by the 131st Legislative Council, called the first meeting of the 132nd Legislative Council to order for the purposes of electing a Chair and a Vice-chair of the Legislative Council, adoption of rules of procedures and such other matters of the Legislative Council.

The Legislative Council's Rules of Procedure prescribe the following with regard to the election of Legislative Council Officers:

Rule #2 provides that the position of Chair alternate in succeeding biennial sessions between a member from the Senate and a member from the House of Representatives. Thus, pursuant to these Rules, the Chair for this new Legislative Council should be a Legislative Council member who serves in the House.

Rule #3 provides that the Vice-chair not be a member of the same body of the Legislature as the Chair. Thus, the Vice-chair for the 131st Legislative Council should be a member who serves in the Senate.

President Daughtry stated that unless there was objection, the Legislative Council would continue its long-standing practice of conducting the vote by a showing of hands. Upon the election of a chair, the chair will preside over the remainder of this meeting.

Hearing no objection, President Daughtry opened the floor for nominations for Chair of the Legislative Council.

Nomination: That Speaker Ryan Fecteau serve as Chair of the Legislative Council for the 132nd Legislature. (Nominated by President Daughtry, seconded by Senator Pierce).

With no further nominations or discussion, President Daughtry closed the nominations. The vote for Legislative Council Chair was taken. Speaker Fecteau was elected to serve as Chair of the Legislative Council for the 132nd Legislature.

Motion passed unanimously (10-0-0-0)

President Daughtry turned the meeting over to Speaker Fecteau, who opened the floor for nominations for Vice-chair of the Legislative Council.

Nomination: That President Matthea Daughtry serve as Vice-chair of the Legislative Council for the 132nd Legislature. (Nominated by Representative Moonen, seconded by Senator Pierce)

With no further nominations or discussion, Speaker Fecteau closed the nominations. The vote for Legislative Council Vice-chair was taken. President Daughtry was elected to serve as Vice-chair of the Legislative Council for the 132nd Legislature.

Motion passed unanimously (10-0-0-0)

ADOPTION OF RULES OF PROCEDURE

Proposed Rules of Procedure for Legislative Council Adoption

Motion: That the Legislative Council adopt the proposed Rules of Procedure for the Legislative Council of the 131st Legislature. Motion by Senator Pierce. Second by Rep. Gramlich. **Motion passed (9-0-0-1,** with Senator Stewart recorded as absent).

[Note: A copy of the Rules of Procedure as adopted by the Legislative Council is attached.]

SUMMARY OF OCTOBER 17, 2024 MEETING OF LEGISLATIVE COUNCIL

Motion: That the Meeting Summary for October 17, 2024 be accepted and placed on file. Motion by Representative Moonen. Second by Senator Duson. **Motion passed (9-0-0-1,** with Senator Stewart recorded as absent).

OLD BUSINESS

None.

NEW BUSINESS

Item #1: Summary of Legislative Council Authority and Duties

Director Gresser informed the members that the information regarding the authority and duties of the Legislative Council would be retained for their reference in their Council notebooks. No action by the Legislative Council was required.

Item #2: Establishment of Salaries for Constitutional Officers

Motion: That the Legislative Council authorize a one-step increase in salary for the State Treasurer, for the Attorney General, and for the Secretary of State, in accordance with State law. Motion by Rep. Moonen. Second by President Daughtry. **Motion passed (9-0-0-1, with Senator Stewart recorded as absent).**

Item #3: Establishment of Salaries for Secretary of the Senate and Clerk of the House

Both the Secretary of the Senate and the Clerk of the House were re-elected to their positions. The Clerk of the House, having reached the top step within the applicable range is no longer eligible for a step increase. The Secretary of the Senate is eligible for a one-step increase from the step to which the Secretary was last assigned.

Motion: That the Legislative Council authorize a one-step increase in salary for the Secretary of the Senate in accordance with State law. Motion by Senator Pierce. Second by Representative Moonen. **Motion passed (9-0-0-1, with Senator Stewart recorded as absent).**

Item #4: Legislative Council meeting schedule for 2025

Speaker Fecteau suggested changing the date of the January meeting from Thursday, January 23rd to Tuesday, January 21st, since the Legislature would be in session on the 21st.

Motion: That the Legislative Council adopt the proposed Legislative Council meeting schedule for 2025, with the exception that the meeting date in January be changed to January 21, 2025. Motion by Representative Moonen. Second by Representative Gramlich. **Motion passed (9-0-0-1, with Senator Stewart recorded as absent).**

Item #5: Proposed Document Service Fee Schedule for 132nd Legislature, First Regular Session

Motion: That the Legislative Council adopt the proposed document service fee schedule for the First Regular Session of the 132nd Legislature. Motion by President Daughtry. Second by Senator Pierce. **Motion passed (9-0-0-1, with Senator Stewart recorded as absent).**

Item #6: Legislative Council Policy on Processing Closely Related Legislator Bill Requests

The Revisor of Statutes, Edward Charbonneau, drew the Council members' attention to the memorandum in the packet outlining the history of, and process for, addressing closely-related legislator bills. Because cloture this session is scheduled for January 10th, and because more than 100 bills had already been sent out to Legislators for signature, Mr. Charbonneau pointed out that employing the full-scale duplicate resolution process that had been employed in previous sessions would serve to delay the processing, printing and referral of bills. The Council requested that the Revisor's Office, on a rolling basis as bills are filed, make an effort to identify closely related bills, notify sponsors of later-filed bills of the earlier filing of a closely-related bill, and allow sponsors the opportunity to combine their bills.

Motion: That the Legislative Council adopt a policy on processing of closely-related legislator bill requests for the First Regular Session of the 131st Legislature under which the Office of the Revisor of Statutes, on a rolling basis as bills are filed, make an effort to identify closely related bills, notify sponsors of later-filed bills of the earlier filing of a closely-related bill, and allow sponsors the opportunity to combine their bills. Motion by Senator Harrington. Second by Senator Pierce. **Motion passed (9-0-0-1, with Senator Stewart recorded as absent).**

Speaker Fecteau, as chair of the Legislative Council, inquired whether there were additional items to take up, and President Daughtry indicated that she had one additional item to add to the agenda, which Speaker Fecteau allowed. President Daughtry stated that, in comparing staff counts across the offices, President Daughtry concluded that there is a clear need for additional positions on the Senate side in order to the Senate to carry out its work load in a fair and equitable manner. President Daughtry expressed her wish to create one additional position in each of the four Senate Offices—the Senate Republican Office, the Senate Democratic Office, the Office of the President and the Secretary of the Senate’s Office, and made a motion to authorize such staffing. Senator Stewart seconded the motion, and pointed out the Senate Republican Office in particular has been placed at a disproportionate disadvantage, and indicated that he welcomes continuing the conversation about Senate Republican Office staffing in the coming weeks. President Daughtry reiterated her commitment to continuing the discussion and ensuring the ability of the Legislature and its staff to carry out its functions in service to the people of the State.

Motion: That the Legislative Council authorize the establishment of one limited period Grade 6 positions, one limited period Grade 8 position, and two limited period Grade 9 positions to be implemented by allotting unspent balances in the Legislative General Fund account during fiscal year 2025; and further, that the Legislative Council direct the Executive Director to prepare and submit implementing documentation reflecting this decision of the Legislative Council to the Bureau of the Budget; and further, that the Legislative Council establish one legislative position count for one Legislative Aide position; two legislative position counts for two Legislative Policy positions; and one legislative position count for one Calendar Clerk Assistant position; and further,

That the Legislative Council direct the Executive Director to prepare and submit implementing language reflecting the decisions of the Legislative Council to the Joint Standing Committee on Appropriations and Financial Affairs on behalf of the Legislative Council for inclusion in the committee amendment to the Governor’s unified budget bill for the fiscal years ending June 30, 2026 and June 30, 2027. **Motion by President Daughtry. Second by Senator Stewart. Motion passed unanimously (10-0-0).**

Speaker Fecteau recognized Representative Faulkingham, who made a motion that two Grade 8 positions be added to the House Republican Office. The motion was seconded by Rep. Smith. After a brief discussion, Rep. Faulkingham moved to table his request, President Daughtry seconded the motion, and the motion passed unanimously.

ANNOUNCEMENTS AND REMARKS

With no other business to consider or further announcements, the Legislative Council meeting was adjourned at 2:41 p.m.

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR



SEN. TERESA S. PIERCE
SEN. JILL DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER

132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

**LEGISLATIVE COUNCIL
MEETING SUMMARY
January 9, 2025**

CALL TO ORDER

Speaker Fecteau called the January 9, 2025 meeting of the 132nd Legislative Council to order at 1:41 p.m. in the Legislative Council Chamber.

ROLL CALL

Senators: President Daughtry, Senator Pierce, Senator Duson, Senator Stewart (via Zoom), and Senator Harrington (via Zoom)

Representatives: Speaker Fecteau (via Zoom), Representative Moonen, Representative Gramlich, Representative Faulkingham (via Zoom), and Representative Smith

Legislative Officers: Darek Grant, Secretary of the Senate
Robert Hunt, Clerk of the House
Suzanne Gresser, Executive Director of the Legislative Council
Ed Charbonneau, Revisor, Office of Revisor of Statutes
Chris Nolan, Director, Office of Fiscal and Program Review
Danielle Fox, Director, Office of Policy and Legal Analysis

Speaker Fecteau convened the meeting at 1:41p.m. with a quorum of members present.

OLD BUSINESS

Item #1: Establishment of staff positions

Motion: That the Legislative Council authorize the establishment of one limited- period Grade 6 position to be implemented by allotting unspent balances in the Legislative General Fund account during fiscal year 2025; and further, that the Legislative Council direct the Executive Director to prepare and submit implementing documentation reflecting this decision of the Legislative Council to the Bureau of the Budget; and further,

That the Legislative Council establish one legislative position count for one Executive Assistant position; and further, the Legislative Council directs the Executive Director to prepare and submit implementing language reflecting the decision of the Legislative Council to the Joint Standing Committee on Appropriations and Financial Affairs on behalf of the Legislative Council for inclusion in the committee amendment to

the Governor's unified budget bill for the fiscal years ending June 30, 2026 and June 30, 2027.
Motion by President Daughtry. Second by Senator Stewart. **Motion passed (10-0-0-0).**

NEW BUSINESS

None

ANNOUNCEMENTS AND REMARKS

With no other business to consider or further announcements, the Legislative Council meeting was adjourned at 1:47 p.m.

Fiscal Briefing

February 27, 2025

Prepared by the Office of Fiscal & Program Review

1. General Fund Revenue Update (see attached)

Total General Fund Revenue - FY 2025 (\$'s in Millions)

	Budget	Actual	Var.	% Var.	Prior Year	% Change
January	\$602.4	\$559.2	(\$43.2)	-7.2%	\$552.5	1.2%
FYTD	\$3,395.7	\$3,384.1	(\$11.6)	-0.3%	\$3,143.6	7.7%

General Fund revenue was below budget by \$43.2 million (-7.2%) for the month of January and below budget by \$11.6 million (-0.3%) for the fiscal year to date. General Fund revenue through January of FY25 was 7.7% greater than General Fund revenue through January of FY24. The total net negative variance for January was principally the result of a negative variance in individual income tax revenue.

Individual income tax revenue was below budget by \$56.0 million for January and below budget by \$40.2 million (-2.3%) for the fiscal year to date. This negative variance was largely the result of individual income tax refunds that were \$48.7 million greater than budgeted for January (a negative impact on the General Fund). The January variance appears to be a timing issue, with February refunds currently running below budget (positive impact on the General Fund). Individual income tax withholding payments for January exceeded budget by \$2.8 million for the month and \$21.7 million for the fiscal year to date, while final and estimated payments were \$10.4 million below budget for January and \$12.8 million below budget for the fiscal year to date. Corporate income tax revenue was \$7.0 million below budget for the month of January and \$12.2 million (-5.0%) below budget for the fiscal year to date. Sales and use tax revenue for January (December sales) was \$6.4 million above budget for the month and \$5.0 million (0.3%) above budget for the fiscal year to date.

2. Highway Fund Revenue Update (see attached)

Total Highway Fund Revenue - FY 2025 (\$'s in Millions)

	Budget	Actual	Var.	% Var.	Prior Year	% Change
January	\$34.3	\$35.3	\$0.9	2.8%	\$38.4	-8.3%
FYTD	\$352.4	\$366.9	\$14.6	4.1%	\$348.8	5.2%

Highway Fund revenue was above budget by \$0.9 million (2.8%) for the month of January and by \$14.6 million (4.1%) for the fiscal year to date. Highway Fund revenue through January of FY25 was 5.2% greater than Highway Fund revenue through January of FY24.

Fuel taxes revenue was \$1.2 million above budget for January and \$2.9 million (2.2%) above budget for the fiscal year to date. Motor vehicle registrations and fees were below budget by \$0.7 million for January but above budget by \$3.3 million (5.7%) for the fiscal year to date. Highway Fund revenue for the fiscal year to date also included \$115.8 million in automotive sales tax transfers which was the budgeted level for the fiscal year and \$36.0 million in liquor operations fund transfers which was \$4.5 million (14.2%) above budget for the fiscal year to date.

3. Cash Balances Update

The average daily balance in the cash pool for January was \$3,797.7 million, an increase of \$63.7 million from December's average daily balance. Increases in the General Fund, Independent Agency Funds and other funds were partially offset by net decreases in Other Special Revenue Funds and the Highway Fund. The Highway Fund balance for January was \$82.1 million, a decrease of \$8.1 million from December.

4. Economic and Revenue Forecasts - Meetings

The Consensus Economic Forecasting Commission (CEFC) is scheduled to meet on March 31st to review and update the economic forecast for its required April 1st report. The Revenue Forecasting Committee (RFC) is scheduled to meet on April 28th to review and update the revenue forecast for its required May 1st report.

General Fund Revenue
Fiscal Year Ending June 30, 2025 (FY 2025)

Updated 2/14/25

January 2025 Revenue Variance Report

Revenue Category	Fiscal Year-To-Date								FY 2025 Budgeted Totals
	January '25 Budget	January '25 Actual	January '25 Variance	Budget	Actual	Variance	Variance %	% Change from Prior Year	
Sales and Use Tax ¹	200,478,556	206,922,879	6,444,323	1,462,436,710	1,467,393,102	4,956,392	0.3%	2.9%	2,310,097,230
Service Provider Tax	3,849,477	5,783,704	1,934,227	26,860,696	28,846,812	1,986,116	7.4%	-3.2%	44,921,700
Individual Income Tax	348,606,131	292,650,964	(55,955,167)	1,739,362,385	1,699,180,177	(40,182,208)	-2.3%	12.4%	2,639,470,721
Corporate Income Tax	32,500,000	25,479,212	(7,020,788)	244,737,304	232,510,464	(12,226,840)	-5.0%	-3.4%	445,000,000
Cigarette and Tobacco Tax ²	12,692,352	12,724,213	31,861	88,764,269	90,811,074	2,046,805	2.3%	-0.1%	150,912,602
Insurance Companies Tax	55,000	725,693	670,693	20,211,805	21,602,418	1,390,613	6.9%	23.5%	123,960,000
Estate Tax	2,750,000	18,401,380	15,651,380	25,095,000	40,598,314	15,503,314	61.8%	450.0%	38,830,000
Other Taxes and Fees *	11,515,684	9,168,066	(2,347,618)	91,810,940	91,887,265	76,325	0.1%	6.0%	153,524,634
Fines, Forfeits and Penalties	1,588,864	1,671,883	83,019	9,784,451	4,741,764	(5,042,687)	-51.5%	-7.5%	18,445,471
Income from Investments	5,465,992	5,868,689	402,697	37,275,180	37,932,989	657,809	1.8%	27.0%	60,387,497
Transfer from Lottery Commission	5,384,615	5,315,713	(68,902)	40,384,613	43,734,305	3,349,692	8.3%	-18.6%	70,000,000
Transfer from Liquor Commission	0	0	0	7,000,000	7,000,000	0	0.0%	109.4%	7,000,000
Transfers to Tax Relief Programs *	(3,758,784)	(5,019,167)	(1,260,383)	(79,432,723)	(76,548,244)	2,884,479	3.6%	-3.1%	(88,070,000)
Transfers for Municipal Revenue Sharing	(23,939,297)	(24,431,634)	(492,337)	(172,180,171)	(172,700,961)	(520,790)	-0.3%	-8.1%	(278,733,757)
Highway Fund Sales Tax Transfer	0	0	0	(115,811,095)	(115,811,095)	0	0.0%	-7.7%	(115,811,095)
Other Revenue *	5,181,627	3,952,574	(1,229,053)	(30,629,376)	(17,078,506)	13,550,870	44.2%	23.0%	1,222,266
Totals	602,370,217	559,214,169	(43,156,048)	3,395,669,988	3,384,099,878	(11,570,110)	-0.3%	7.7%	5,581,157,269

* Additional detail by subcategory for these categories is presented on the following page.

1 / Includes revenue from adult-use cannabis sales taxes of \$2.2 million for January and \$15.2 million for the fiscal year to date.

2 / Includes revenue from adult-use cannabis excise taxes of \$1.5 million for January and \$11.4 million for the fiscal year to date.

General Fund Revenue
Fiscal Year Ending June 30, 2025 (FY 2025)

Updated 2/14/25

January 2025 Revenue Variance Report

Revenue Category	Fiscal Year-To-Date								FY 2025 Budgeted Totals
	January '25 Budget	January '25 Actual	January '25 Variance	Budget	Actual	Variance	Variance %	% Change from Prior Year	
Detail of Other Taxes and Fees:									
- Property Tax - Unorganized Territory	0	0	0	12,591,207	14,689,022	2,097,815	16.7%	9.9%	14,883,223
- Real Estate Transfer Tax	1,839,635	260,073	(1,579,562)	12,500,791	13,260,255	759,464	6.1%	11.1%	20,930,466
- Liquor Taxes and Fees	987,667	907,621	(80,046)	12,518,040	11,599,746	(918,294)	-7.3%	-2.5%	22,093,824
- Corporation Fees and Licenses	535,367	663,298	127,931	4,222,643	5,549,497	1,326,854	31.4%	21.8%	12,643,649
- Telecommunication Excise Tax	0	371	371	6,135,714	6,136,085	371	0.0%	5140.1%	6,625,000
- Finance Industry Fees	2,565,298	2,508,150	(57,148)	15,178,501	14,343,950	(834,551)	-5.5%	-2.0%	25,355,000
- Milk Handling Fee	74,529	47,893	(26,636)	490,153	492,806	2,653	0.5%	-44.1%	839,092
- Racino Revenue	919,534	901,433	(18,101)	6,673,738	7,043,870	370,132	5.5%	4.3%	11,272,429
- Boat, ATV and Snowmobile Fees	410,227	501,787	91,560	2,046,649	1,796,346	(250,303)	-12.2%	2.6%	4,559,561
- Hunting and Fishing License Fees	2,255,290	1,141,784	(1,113,506)	10,898,474	8,278,424	(2,620,050)	-24.0%	-40.0%	15,996,984
- Other Miscellaneous Taxes and Fees	1,928,137	2,235,656	307,519	8,555,030	8,697,264	142,234	1.7%	24.7%	18,325,406
Subtotal - Other Taxes and Fees	11,515,684	9,168,066	(2,347,618)	91,810,940	91,887,265	76,325	0.1%	6.0%	153,524,634
Detail of Other Revenue:									
- Targeted Case Management (DHHS)	0	0	0	0	0	0	N/A	-100.0%	0
- State Cost Allocation Program	2,448,860	2,074,598	(374,262)	15,769,845	14,865,801	(904,044)	-5.7%	16.9%	26,436,801
- Unclaimed Property Transfer	0	0	0	0	0	0	N/A	N/A	8,000,000
- Tourism Transfer	0	0	0	(25,088,331)	(24,268,654)	819,677	3.3%	-3.5%	(25,088,331)
- Transfer to Maine Milk Pool	1,650,368	(388,372)	(2,038,740)	(5,640,728)	(2,519,431)	3,121,297	55.3%	54.2%	(3,073,181)
- Transfer to Multimodal Transportation Fund	0	0	0	(16,560,581)	(16,560,580)	1	0.0%	-9.3%	(16,560,581)
- Transfer to Adult-Use Cannabis Fund	(417,028)	(466,291)	(49,263)	(3,129,410)	(3,131,030)	(1,620)	-0.1%	-14.9%	(3,993,660)
- Other Miscellaneous Revenue	1,499,427	2,732,638	1,233,211	4,019,829	14,535,387	10,515,558	261.6%	22.0%	15,501,218
Subtotal - Other Revenue	5,181,627	3,952,574	(1,229,053)	(30,629,376)	(17,078,506)	13,550,870	44.2%	23.0%	1,222,266
Detail of Transfers to Tax Relief Programs:									
- Me. Resident Prop. Tax Program (Circuitbreaker)	0	0	0	0	0	0	N/A	-100.0%	0
- BETR - Business Equipment Tax Reimb.	(3,459,575)	(4,633,506)	(1,173,931)	(11,346,676)	(10,606,639)	740,037	6.5%	11.3%	(17,340,000)
- BETE - Municipal Bus. Equip. Tax Reimb.	(299,209)	(385,661)	(86,452)	(68,086,047)	(65,941,605)	2,144,442	3.1%	-5.8%	(70,730,000)
Subtotal - Tax Relief Transfers	(3,758,784)	(5,019,167)	(1,260,383)	(79,432,723)	(76,548,244)	2,884,479	3.6%	-3.1%	(88,070,000)
Inland Fisheries and Wildlife Revenue - Total	2,755,844	1,721,296	(1,034,548)	13,466,376	10,587,960	(2,878,416)	-21.4%	-34.2%	21,513,348

Legislative Council Actions
Taken by Ballot Since the
January 9, 2025 Council Meeting

Requests for Introduction of Legislation:

LR 2434 An Act Regarding Access to Certain Probate Records

Submitted by: Representative Matthew Moonen

Date: February 7, 2025

Vote: 6-0-0-4 Passed (with Senator Stewart, Senator Harrington, Representative Faulkingham, Representative Smith recorded as absent)

**132nd Maine State Legislature
Requests to Introduce Legislation
And Certain Joint Resolutions
First Regular Session**

As of: 2/21/2025 8:31:05 AM

AFTER DEADLINE BILL REQUESTS

FILED BY: Department of the Attorney General

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2412	An Act to Implement the Recommendations of the Sex Offender Management and Risk Assessment Advisory Commission Regarding Tier II Offenses	

SPONSOR: Rep. Dan Ankeles

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2456	An Act to Allow the Use of a Siren on a Vehicle Used by a Harbor Master	

SPONSOR: ~~Rep. Mark Michael Babin~~

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2428	An Act to Establish Stability Swings on Formulas for School Funding on Enrollment and Municipality-assessed Evaluation	Withdrawn by Sponsor

SPONSOR: Rep. Stephan M. Bunker

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2446	An Act to Require Law Enforcement Agencies to Adopt Written Policies Regarding Compliance with Certain Constitutional Obligations Related to Disclosure of Evidence	

SPONSOR: ~~Rep. Paul Richard Flynn~~

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2435	An Act to Require Creditors to Provide Contact Information When Filing a Writ of Execution	Withdrawn by Sponsor

SPONSOR: Rep. Cheryl A. Golek

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2407	An Act to Facilitate Reconstruction of Storm-damaged Commercial Fisheries Facilities and Infrastructure	

SPONSOR: Rep. Tiffany Strout

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2440	Resolve, to Require the Review and Further Development of Training to Recover Persons in Distress or Lost at Sea	

SPONSOR: Sen. Rachel Talbot Ross

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2430	An Act to Amend Maine's Good Samaritan Laws	Ballot in Process

LATE-FILED MAJOR SUBSTANTIVE RULES

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2424	Resolve, Regarding Legislative Review of Chapter 113: Assisted Housing Programs Licensing Rule, a Late-filed Major Substantive Rule of the Department of Health and Human Services	

JOINT RESOLUTIONS

SPONSOR: Rep. Mana H. Abdi

<u>LR #</u>	<u>Title</u>	<u>Action</u>
1978	JOINT RESOLUTION URGING CONGRESS TO RATIFY THE EQUAL RIGHTS AMENDMENT	

**132nd Maine State Legislature
Addendum
Legislative Council
Requests to Introduce Legislation
First Regular Session**

Actions Taken After February 21, 2025

SPONSOR: Sen. Stacy Fielding Brenner

<u>LR #</u>	<u>Title</u>	<u>Action</u>
2481	An Act to Support Farmers and Food Banks Affected by Federal Funding Cuts to Their Existing Contracts	
2482	An Act to Ensure Public Access to Conservation Land by Providing Protections from Liability to Landowners	



State of Maine
131st Legislature, Second Regular Session

**PARTIAL COPY OF
REPORT**

Criminal Records Review Committee

December 2024

Office of Policy and Legal Analysis



**STATE OF MAINE
131st LEGISLATURE
SECOND REGULAR SESSION**

**Criminal Records Review Committee
December 2024**

Members:
Sen. Donna Bailey, Chair
Spkr. Rachel Talbot-Ross, Chair
Sen. Eric Brakey
Rep. David Boyer
Rep. Erin Sheehan
Foster Bates
Anna Welch
Jason Parent
Andrea Mancuso
Tess Parks
Joseph Jackson
Dan MacLeod
Tim Moore
Melissa Martin
Pedro Vazquez
Hannah Longley
Michael Kebede
Amanda Comeau
Jill Ward
Judith Meyer
Kent Avery
William Montejo
Amy McCollett
Samuel Praver
Maeghan Maloney
Matthew Morgan
Sheriff Joel Merry
Chief Jason Moen
Amanda Doherty

Staff:

Janet Stocco, Legislative Analyst
Sophia Paddon, Legislative Analyst
Elias Murphy, Legislative Analyst
Office of Policy & Legal Analysis
13 State House Station
Room 215 Cross Office Building
Augusta, ME 04333-0013
(207) 287-1670
<http://legislature.maine.gov/opla>

Table of Contents

Executive Summary	i
I. Introduction.....	1
II. Update on Recommendations Included in the 2024 Interim Report.....	2
III. Committee Process.....	5
IV. Background.....	13
A. Collateral and Other Consequences of Convictions in Maine	13
B. Current Process for Sealing Criminal History Record Information.....	17
C. Access to Sealed Criminal History Record Information	19
D. Record-Clearing Laws in Other States.....	24
E. Separation of Powers	27
F. Model Collateral Consequences of Conviction Act	30
V. Recommendations	31

Appendices

- A. Authorizing Legislation: Resolve 2023, c. 103
- B. 2024 Membership List: Criminal Records Review Committee
- C. Links to Committee Materials Referenced in Parts I, II and III of the Report
- D. Summary of Current Law: Post-judgment Motions to Seal Criminal History Record Information
- E. Summary of Record-sealing Laws in States that Have Clean Slate Laws
- F. Criminal Records Review Committee Request for Comments from Facility Residents
- G. Summary of Current Law: Access to Sealed Criminal History Record Information
- H. Example Laws and Rules Disqualifying Individuals based on Substantiated Abuse or Neglect
- I. Maine Judicial Branch Data on Convictions by Class of Crime (2019-2023)
- J. Final Vote Tally for each Criminal Records Review Committee Recommendation
- K. Draft Legislation Recommendation A(i): *An Act to Allow the Sealing of Criminal History Record Information Related to Convictions for Conduct that has been Decriminalized in the State*
- L. Draft Legislation Recommendations A(ii), (iii) & (iv): *An Act to Expand the Types of Convictions Eligible for Sealing Through a Post-judgment Motion to Seal Criminal History Record Information*
- M. Draft Legislation Recommendation A(v): *An Act to Allow Sealing of Criminal History Record Information Related to Conduct Committed by Victims of Sex Trafficking and Sexual Exploitation*
- N. Draft Legislation Recommendation B: *An Act Directing the Maine Commission on Public Defense Services to Assist Persons Filing Post-judgment Motions to Seal Criminal History Record Information*

- O. Draft Legislation Recommendation C: *An Act to Automatically Seal Criminal History Record Information for Class D and Class E Crimes Relating to Marijuana Possession and Cultivation*
- P. Draft Legislation Recommendation D: *An Act to Establish Post-conviction Review for Victims of Sex Trafficking and Sexual Exploitation*
- Q. Draft Legislation Recommendation E: *An Act to Reduce the Number of Crimes that Disqualify an Individual for Employment as a Direct Access Worker*
- R. Draft Legislation Recommendation F: *An Act to Clarify the Criminal History Record Information Act with Respect to Criminal Charges Dismissed as the Result of a Plea Agreement*
- S. Draft Legislation Recommendation G: *An Act to Establish the Criminal Records Review Commission*

;

Executive Summary

The Criminal Records Review Committee (the “Committee”) was established during the 131st Maine Legislature as a two-year study, pursuant to Resolve 2023, chapter 103. The resolve is included as Appendix A. The Committee has 29 members representing various government agencies and public interests, serving in both official and personal capacities. The membership list is included as Appendix B.

The Committee was tasked with the following duties:

1. Reviewing activities in other states that address the expungement, sealing, vacating of, and otherwise limiting public access to, criminal records;
2. Considering so-called clean slate legislation options;
3. Considering whether the following convictions should be subject to different treatment:
 - A. Convictions for conduct that has been decriminalized in this State over the last 10 years and conduct that is currently under consideration for decriminalization;
 - B. Convictions for conduct that is nonviolent or involves the use of marijuana; and
 - C. Convictions for conduct that was committed by victims and survivors of sexual exploitation and sex trafficking;
4. Considering whether there is a time limit after which some or all criminal records should not be publicly available;
5. Inviting comments and suggestions from interested parties, including but not limited to victim advocates and prison and correctional reform organizations;
6. Reviewing existing information about the harms and benefits of making criminal records confidential, including the use and dissemination of those records;
7. Inviting comments and suggestions concerning the procedures to limit public accessibility of criminal records;
8. Considering who, if anyone, should continue to have access to criminal records that are not publicly available;
9. Developing options to manage criminal records; and
10. Reviewing and considering criminal records expungement legislation referred to the Joint Standing Committee on Judiciary during the 131st Legislature, including, but not limited to, L.D.’s 848, 1550, 1646 and 1789.

The Committee was authorized to meet a total of eight times over the two-year period. The chairs determined that the Committee would plan to meet three times in 2023 during the interim between legislative sessions of the 131st Legislature and five times in 2024 during the interim between adjournment of the 131st Legislature and commencement of the 132nd Legislature. Meetings for the first interim were held on November 13, 2023, November 22, 2023, and December 11, 2023. At the conclusion of that work, as required by the resolve, the Committee issued an interim report in January of 2024 that included the Committee’s findings and recommendations, including suggested legislation, regarding the expungement, sealing, vacating of and otherwise limiting public access to criminal records related to convictions for conduct that is nonviolent or involves the use of marijuana.

Meetings for the second interim were held on July 16, 2024, August 13, 2024, September 24, 2024, October 8, 2024 and November 19, 2024. After careful consideration of the information received over the past two years, including comments and suggestions from invited stakeholders, residents of county jail and correctional facilities and members of the public, the Committee recommends that the Legislature take the following actions.

- A. Amend Title 15, chapter 310-A, the law governing post-judgment motions to seal criminal history record information to:**
- i. Allow sealing, with no required waiting period, of convictions for any conduct that has been decriminalized in the State—including by eliminating the waiting period in current law before a motion may be filed to seal convictions for decriminalized conduct involving marijuana or for the former Class E crime of engaging in prostitution.**
 - ii. Expand the list of crimes eligible for sealing to include convictions for any drug possession crime in 17-A M.R.S. §1107-A and clarify that a person may request that more than one conviction for any eligible crime be sealed if the person has satisfied all of the requirements for sealing since the date of the last conviction to be sealed.**
 - iii. Expand the list of crimes eligible for sealing, as long as all of the other requirements for sealing in current law are met, to include convictions for all Class A, B and C drug offenses, except convictions for Class A aggravated trafficking or convictions involving the use of a firearm.**
 - iv. Expand the list of crimes eligible for sealing, as long as all of the other requirements for sealing in current law are met, to include convictions for most Class D crimes except (a) any Class D crime that would not have been eligible for sealing under LD 1459 from the 130th Legislature; (b) Class D assault if the defendant also was or could have been charged with a crime under Title 17-A, chapter 11 (sexual assaults) or chapter 12 (sexual exploitation of minors) arising out of the same conduct; and (c) violation of condition of release committed while the defendant was released on preconviction or postconviction bail for a charge under Title 17-A, chapter 11 (sexual assaults) or chapter 12 (sexual exploitation of minors).**
 - v. Allow sealing, with no required waiting period, of convictions for any crime committed by a victim of sex trafficking or sexual exploitation if they demonstrate that the crime was committed as a substantial result of the trafficking or exploitation; clarify that the process in current law for sealing convictions for the former Class E crime of engaging in prostitution also applies to convictions for the former Class D crime of engaging in prostitution; and require businesses that assemble and sell criminal records to update their record to remove records of sealed or pardoned offenses.**
- B. Enact legislation directing the Maine Commission on Public Defense Services to establish a mechanism to assist individuals with filing post-judgment motions to seal criminal history record information under Title 15, chapter 310-A.**

- C. *Enact legislation providing for the automatic sealing of criminal history record information related to convictions for conduct involving marijuana that has since been decriminalized in the State using LD 2269 from the 131st Legislature, as amended by the minority Judiciary Committee amendment, as a model.*
- D. *Enact legislation establishing a process for victims of sex trafficking and sexual exploitation to file post-judgment motions to have their convictions for any crime reversed if they demonstrate that the crime was a substantial result of the trafficking or exploitation.*
- E. *Enact legislation amending the list of criminal convictions that disqualify an individual from employment as a direct access worker by removing convictions for the crimes of aggravated cultivation of marijuana, refusing to submit to arrest or detention and eluding or passing a roadblock.*
- F. *Amend the Criminal History Record Information Act to clarify that, when a plea agreement results in the court dismissing all criminal charges and the defendant admitting only to having committed a civil violation, information about the dismissed criminal charges is confidential criminal history record information.*
- G. *Enact legislation establishing a permanent criminal records review commission to conduct ongoing review of the laws, rules and procedures pertaining to criminal history record information in this State, using LD 2252 from the 131st Legislature as a model but further specifying that the issues studied by the Commission shall include but are not limited to the topics for further study identified in other committee recommendations.*
 - i. *Whether Maine should adopt all or certain portions of the Model Collateral Consequences of Conviction Act and how the text of the Model Act should be amended to fit Maine law and practice.*
 - ii. *How to establish an automatic record sealing process for adult criminal convictions, both which crimes should be eligible for automatic sealing and how to implement the process.*
 - iii. *Whether and in what circumstances convictions for all Class A, B and C crimes, or a specific subset of Class A, B and C crimes, should be eligible for sealing.*
 - iv. *Whether and in what circumstances to waive the statutorily required waiting period before a post-judgment motion to seal criminal history record information may be filed.*
 - v. *Whether to allow sealing of criminal records upon successful completion of or graduation from approved behavioral health treatment programs, including treatment courts.*
 - vi. *Whether and how to amend the laws governing consideration of criminal history record information by professional and occupational licensing agencies.*

- vii. *Whether and how to establish a process for awarding a “certificate of rehabilitation” to individuals who have successfully completed or graduated from approved behavioral health or mental health treatment programs.*

**A complete copy of this report may be found at:
<https://legislature.maine.gov/criminal-records-review-committee-131st-legislature>**



State of Maine
132nd Legislature

PARTIAL COPY
OF REPORT

**Nineteenth Annual Report
of the
Right to Know Advisory Committee**

January 2025

Office of Policy and Legal Analysis



**STATE OF MAINE
132nd LEGISLATURE**

**Nineteenth Annual Report
of the
Right to Know Advisory Committee**

Staff:

**Lindsay Laxon, Legislative Analyst
Anne Davison, Legislative Analyst
Sam Senft, Legislative Analyst
Elena Roig, Legislative Analyst
Office of Policy & Legal Analysis
13 State House Station
Room 215 Cross Office Building
Augusta, ME 04333-0013
(207) 287-1670
<http://legislature.maine.gov/opla>**

Members:

**Rep. Erin Sheehan, Chair
Sen. Anne Carney
Amy Beveridge
Jonathan Bolton
Hon. Justin Chenette
Lynda Clancy
Linda Cohen
Julia Finn
Betsy Fitzgerald
Jen Lancaster
Brian MacMaster
Kevin Martin
Judy Meyer
Tim Moore
Hon. Kim Monaghan
Eric Stout
Cheryl Saniuk-Heinig
Connor P. Schratz**

Table of Contents

	Page
Executive Summary	iii
I. Introduction.....	1
II. Committee Duties	2
III. Recent Court Decisions Related to Freedom of Access.....	3
IV. Actions Related to Recommendations Contained in Eighteenth Annual Report.....	4
V. Committee Process.....	6
VI. Recommendations.....	17
VII. Future Plans	24

Appendices

- A. Authorizing Legislation: 1 MRSA §411
- B. Membership List: Right to Know Advisory Committee
- C. Recommended legislation to amend public records exceptions
- D. Existing public records exceptions in Titles 25-32 recommended to continue without change
- E. Recommended legislation to create a new public records exception related to information received by the Permanent Commission on the Status of Racial, Indigenous and Tribal Populations
- F. Recommended legislation to amend Title 1, section 408-A, subsections 4 and 4-A
- G. Recommended legislation to amend Title 1, section 408-A, subsection 4
- H. Recommended legislation to amend Title 1, sections 412 and 413
- I. Correspondence related to recommendations from the Advisory Committee to:
 - a. The State Archivist
 - b. The Criminal Law Advisory Commission
 - c. Freedom of Access Act responding entities
 - d. The Maine Municipal Association
 - e. The Maine County Commissioners Association
 - f. The Maine Press Association and the Maine Association of Broadcasters

J. Copy of Letter from the Judiciary Committee to the RTKAC dated May 10, 2024

EXECUTIVE SUMMARY

This is the nineteenth annual report of the Right to Know Advisory Committee (RTKAC or Advisory Committee). The Advisory Committee was created by Public Law 2005, chapter 631 as a permanent advisory council with oversight authority and responsibility for a broad range of activities associated with the purposes and principles underlying Maine's Freedom of Access Act (FOAA). The members are appointed by the Governor, the Chief Justice of the Supreme Judicial Court, the Attorney General, the President of the Senate and the Speaker of the House of Representatives.

As in previous annual reports, this report includes a brief summary of the legislative actions taken in response to the Advisory Committee's January 2024 recommendations and a summary of relevant Maine court decisions from 2024 related to the freedom of access laws. This report also summarizes several topics discussed by the Advisory Committee that did not result in a recommendation or further action.

For its nineteenth annual report, the Advisory Committee makes the following recommendations:

- ❑ **Amend certain provisions of law in Titles 25, 26, 27, 30-A and 32 relating to previously-enacted public records exceptions**
- ❑ **Establish a new public records exception in Title 5 related to information received by the Permanent Commission on the Status of Racial, Indigenous and Tribal Populations**
- ❑ **Review provisions of law relating to state, county and municipal employee personnel records and consider whether establishing consistency among provisions is appropriate**
- ❑ **Review Title 1, section 402, subsection 3, paragraph H, relating to records held by emergency medical service units**
- ❑ **Request that the State Archivist convene a working group with stakeholders to make recommendations regarding a tiered system of retention for public employee disciplinary records**
- ❑ **Request that the Criminal Law Advisory Commission provide guidance related to records that could be used to impeach a witness in a criminal case (so-called *Brady/Giglio* materials)**
- ❑ **Amend Title 1, section 408-A, subsections 4 and 4-A, to provide an agency additional time to file an action for protection from a request for inspection or copying that is unduly burdensome or oppressive and specify that a series of requests may be denied as unduly burdensome or oppressive**
- ❑ **Continue discussions regarding resources available to entities responsible for responding to FOAA requests and solicit information regarding the resources these entities have for responding to FOAA requests**

- ❑ **Continue discussions regarding the development of a formal FOAA dispute mediation process**
- ❑ **Amend Title 1, section 412, subsection 4, to include all boards¹ established under Title 5, chapter 379 in the FOAA training requirement and amend Title 1, section 413 to require those boards to designate an existing employee as its public access officer to serve as the contact person with regard to requests for public records**
- ❑ **Request information from the Maine Municipal Association and the Maine County Commissioners Association regarding FOAA and record retention trainings each association provides to its members including the number of trainings and information regarding types and numbers of attendees, for consideration by the Advisory Committee next year**
- ❑ **Amend Title 1, section 408-A, subsection 4, to require that a written notice of a denial of a request for inspection or copying of a record provided by a body, agency or an official include a citation to the statutory authority used for the basis of the denial**
- ❑ **Send a letter to the Maine Press Association and the Maine Association of Broadcasters asking that these groups coordinate with the Maine Chiefs of Police Association, the Maine Sheriffs Association, Maine State Police and the Maine Office of the Attorney General to convene a meeting to share information among stakeholders regarding the pressures and constraints experienced by both members of the media and law enforcement when reporting on or releasing information related to public safety incidents and ongoing criminal investigations**

In 2025, the Right to Know Advisory Committee will continue to discuss the ongoing issues identified in this report, including those related to the retention of disciplinary records of public employees and whether to establish a dispute resolution process for FOAA requests. The Advisory Committee will also solicit input and additional information regarding resource challenges faced by entities that respond to FOAA requests and records retention trainings received by municipal and county employees to help inform its work. The Advisory Committee will also continue to provide assistance to the Joint Standing Committee on Judiciary relating to proposed legislation affecting public access. The Advisory Committee looks forward to another year of activities working with the Public Access Ombudsman, the Judicial Branch and the Legislature to implement the recommendations included in this report.

**A complete copy of this report may be found at:
<https://legislature.maine.gov/right-to-know-advisory-committee>**

¹ “Board” is defined in Title 5, section 12002, subsection 1, to mean “any authority, board, commission, committee, council and similar organization, including independent organizations, established or authorized by the Legislature to fulfill specific functions the members of which do not serve full time.”



State of Maine
131st Legislature, Second Regular Session

**PARTIAL COPY
OF REPORT**

**Blue Ribbon Commission to Study
the Organization of and Service Delivery by
the Department of Health and Human Services**

January 2025

Office of Policy and Legal Analysis



**STATE OF MAINE
131st LEGISLATURE
SECOND REGULAR SESSION**

**Blue Ribbon Commission to Study the Organization of
and Service Delivery by the Department of
Health and Human Services**

Staff:

**Anna Broome, Principal Analyst
Lynne Westphal, Legislative Analyst
Luke Lazure, Principal Fiscal Analyst
Office of Policy & Legal Analysis
13 State House Station
Room 215 Cross Office Building
Augusta, ME 04333-0013
(207) 287-1670
<http://legislature.maine.gov/opla>**

***Members:**

**Sen. Jill Duson, Chair
Rep. Margaret Craven, Chair
Sen. Joseph Baldacci
Sen. Marianne Moore
Rep. Daniel Shagoury
Rep. Kathy Javner
Rob Moran
Allina Diaz
Nancy Cronin
Sharon Moore
Beth Hamm
Ian Yaffe
Bill Montejo**

***See Appendix B**

Table of Contents

Executive Summary	iii
I. Introduction.....	1
II. Background.....	1
III. Discussions and Recommendations	6
A. Child Welfare and Child Protective Services	
B. Children and Youth with Special Health Care Needs	
C. Behavioral Health	
D. Developmental Disabilities	
E. Elder Services	
F. Complex Cases	
G. Service Delivery Improvements	
H. Legislative Oversight	

Appendices

- A. Authorizing Legislation: Resolve 2023, c. 98
- B. Membership List: Blue Ribbon Commission to Study the Organization of and Service Delivery by the Department of Health and Human Services
- C. Office of Policy and Legal Analysis Memo on History of Department of Health and Human Services
- D. Child Welfare Budget Initiatives 131st Legislature
- E. Letters from Health and Human Services Committee
- F. Office of Policy and Legal Analysis Memo on Offices of Inspector General
- G. Department of Health and Human Services Activities in Response to Government Oversight Committee Report
- H. Maine Developmental Services Oversight & Advisory Board Testimony
- I. LD 17 Resolve, To Provide Rural Nonmedical Transportation Services to the Elderly and Adults with Disabilities Receiving Home and Community Benefits under the MaineCare Program 130th Legislature
- J. Department of Health and Human Services Update Psychiatric Residential Treatment Facility Development

Executive Summary

The Blue Ribbon Commission to Study the Organization of and Service Delivery by the Department of Health and Human Services (herein, “the commission”) was established during the First Special Session of the 131st Legislature by Resolve 2023, chapter 98. The resolve directs the Commission to examine the organizational structure of the Department of Health and Human Services and the services provided by the Department. The Commission was charged to submit a report of its findings and recommendations, including suggested legislation, to the Joint Standing Committee of the Legislature having jurisdiction over health and human services matters by November 6, 2024. A copy of the Commission’s authorizing legislation, Resolve 2023, chapter 98, is included as Appendix A.

The Commission was composed of 13 members, three members of the Senate, three members of the House of Representatives, four public members, and three representatives from the Department of Health and Human Services. Senator Jill Duson served as the Senate chair and Representative Margaret Craven served as the House chair. A complete list of the Commission’s members is included as Appendix B.¹ Each representative from the Department who served on the Commission stated, at the outset, that they would act as a resource to the Commission providing information and responding to questions, but they would be abstaining from all votes on findings and recommendations.

The Commission was tasked with examining the following:

- The organizational structure of and service delivery by similar agencies in other states and in nongovernmental organizations;
- The strengths and weaknesses in the services provided with state and federal funding;
- Current proposals for improving the safety and well-being of children and strengthening families across all populations and geographical areas of the State;
- Barriers to accessing services, as well as system failures and additional needed resources; and
- Areas in which processes can be streamlined and efficiencies made within the Department.

The Commission was authorized to meet eight times over the interims of 2023 and 2024. The Commission met twice in 2023 and six times in 2024. Materials from the meetings are available on the Commission’s website at: <https://legislature.maine.gov/blue-ribbon-commission-to-study-the-organization-of-and-service-delivery-by-dhhs>. Archived videos of the meetings are also available on the Maine Legislature’s website.

Over the course of eight meetings, the commission developed the following recommendations:

¹ Membership changed over the course of the Commission’s work.

Child Welfare and Child Protective Services

1. The Legislature should support the 30 recommendations of the Government Oversight Committee's investigation of the perspective of persons involved on the front-line of Maine's child protection system.
2. The Department should determine how better to communicate with persons who report suspected child abuse or neglect so that the reporter understands the process that will occur based on the report.
3. The Department should implement security standards for licensed child care facilities through rulemaking taking into consideration the costs provider will incur from new security standards.

Children and Youth with Special Health Care Needs

4. The Department should develop a continuum of care service model that serves children with any combination of physical, developmental, neurological, or other care needs that connect to behavioral needs as necessary to provide adequate and appropriate care in the least restrictive setting possible.
5. The Department should update the Health and Human Services Committee on the lawsuit filed by the Department of Justice against the State of Maine in the United States District Court, District of Maine, *United States of America v. State of Maine*.² The Health and Human Services Committee could also consider inviting the Government Oversight Committee to any presentations related to the lawsuit.
6. The Department should identify and expand, as appropriate, funds that should be targeted to Children and Youth with Serious Health Care Needs from the Maternal and Child Health Services Block Grant to support the Center for Disease Control and Prevention's Blueprint for Change.
7. If the percentage of the Title V Block Grant funds allocated for preventative and primary care services for Children and Youth with Serious Health Care Needs in the State's five-year State Plan for children's health needs is not at least 30% of the grant funds, the Department should reallocate funds to meet the 30% obligation.
8. The Department should study, and report to the Health and Human Services Committee, how the Department is meeting its obligations under the Medicaid Early and Periodic Screening, Diagnostic and Treatment benefit, including identifying gaps in the services offered or the accessibility of services. As part of this study, the Department should engage stakeholders in the process of identifying gaps.
9. The Department should conduct a compliance evaluation of whether the current statutes, State Plan and operations of the Centers of Disease Control and Prevention ensure the

² On November 25, 2024, prior to the completion of this report, this case was settled.

department meets its obligations with respect to Children and Youth with Special Health Care Needs.

Behavioral Health

10. The Department should identify the amount of funds needed to sustain Maine's Certified Community Behavioral Health Clinics, with fidelity to the model, and develop a plan to fully fund and expand them in the future.
11. The Department should develop a plan to increase accessibility to behavioral health crisis services, including mobile crisis services and crisis receiving centers.

Developmental Disabilities

12. The Legislature should increase funding to the behavioral health crisis centers in the counties of Penobscot and Aroostook and the City of Lewiston.
13. The Department should develop a plan to provide preventative, community-based behavioral health services in rural areas of the State.
14. The Department should investigate how children's behavioral health services will be coordinated with the lifespan waiver.
15. The Department should review the requirements of case management to improve versatility across different client populations, reduce duplication, and examine required credentials in order to improve employee retention and services for clients.

Elder Services

16. The Legislature should increase funding for the Meals on Wheels program administered by Maine's Area Agencies on Aging to eliminate waiting lists.
17. The Department should develop and implement a nonmedical transportation pilot program similar to the Majority Report of the Health and Human Services Committee to LD 17, Resolve, to Provide Nonmedical Transportation Services to the Elderly and Adults with Disabilities Receiving Home and Community Benefits under the MaineCare Program from the 130th Legislature.

Complex Cases

18. The Department should designate a person within the Commissioner's office with sufficient decision-making authority to coordinate services among the Department's offices to solve complex cases, such as individuals stuck in hospitals awaiting placement, or individuals institutionalized out-of-state due to lack of services and resources within the State. The designee should have decision-making authority including the authority to develop individualized plans of care for these complex cases.

Service Delivery Improvements

19. Whenever possible, the Department should enroll members of the public in all programs for which they are eligible at one time and provide applicants with information on all Department programs for which they may be eligible and all local or community programs offered.
20. The Health and Human Services Committee should schedule an update from the Department, including the Office of Financial Independence, during the Committee orientation, on the efforts of the Department to increase and improve language access of Department documents.
21. The Health and Human Services Committee should schedule an update from the Department, during the Committee orientation, on the Department's progress in adopting rules related to trauma-informed services required by the TANF statute, including the state entity contracted to provide ASPIRE services, Fedcap.
22. The Health and Human Services Committee should schedule an update from the Department, during the Committee orientation, on the Department's progress in providing training to all Department employees and contractors (including Fedcap staff) in the culture of respect and empathy.
23. The Health and Human Services Committee should schedule an update from the Department on its progress to increase and standardize communication to TANF/ASPIRE recipients on services available, requests for fair hearings, and access to plain language descriptions of Department programs.

Legislative Oversight

24. The Health and Human Services Committee should follow the current statutory schedule and conduct a GEA review of the Department during the 132nd Legislature. The Committee could consider requiring the Department to submit additional information in the report to allow the Committee to better determine whether the Department is meeting its obligations.
25. The Health and Human Services Committee should require the Department to submit a report to the Committee on the use of all federal block grant funds and review the specifics of how the funds are allocated among the programs and consider ways to increase flexibility in the use of these funds. (Please note, this is in addition to earlier recommendations about the use of Maternal and Child Health Services block grant funds for Children and Youth with Special Health Care Needs program.)

A complete copy of this report may be found at :

<https://legislature.maine.gov/blue-ribbon-commission-to-study-the-organization-of-and-service-delivery-by-dhhs>

**STATE OF MAINE
CONNECTME AUTHORITY
78 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0078**

January 27, 2025

Honorable Matthea Daughtry
President of the Senate
3 State House Station
Augusta, Maine 04333

Honorable Ryan Fecteau
Speaker of the House
2 State House Station
Augusta, Maine 04333

Dear President Daughtry and Speaker Fecteau:

Pursuant to 5 M.R.S.A., Section 12023, please consider this the letter of transmittal for the required report from the Loring Development Authority of Maine due by February 1, 2025.

Please contact me if you have any questions or need additional information.

Thank you.

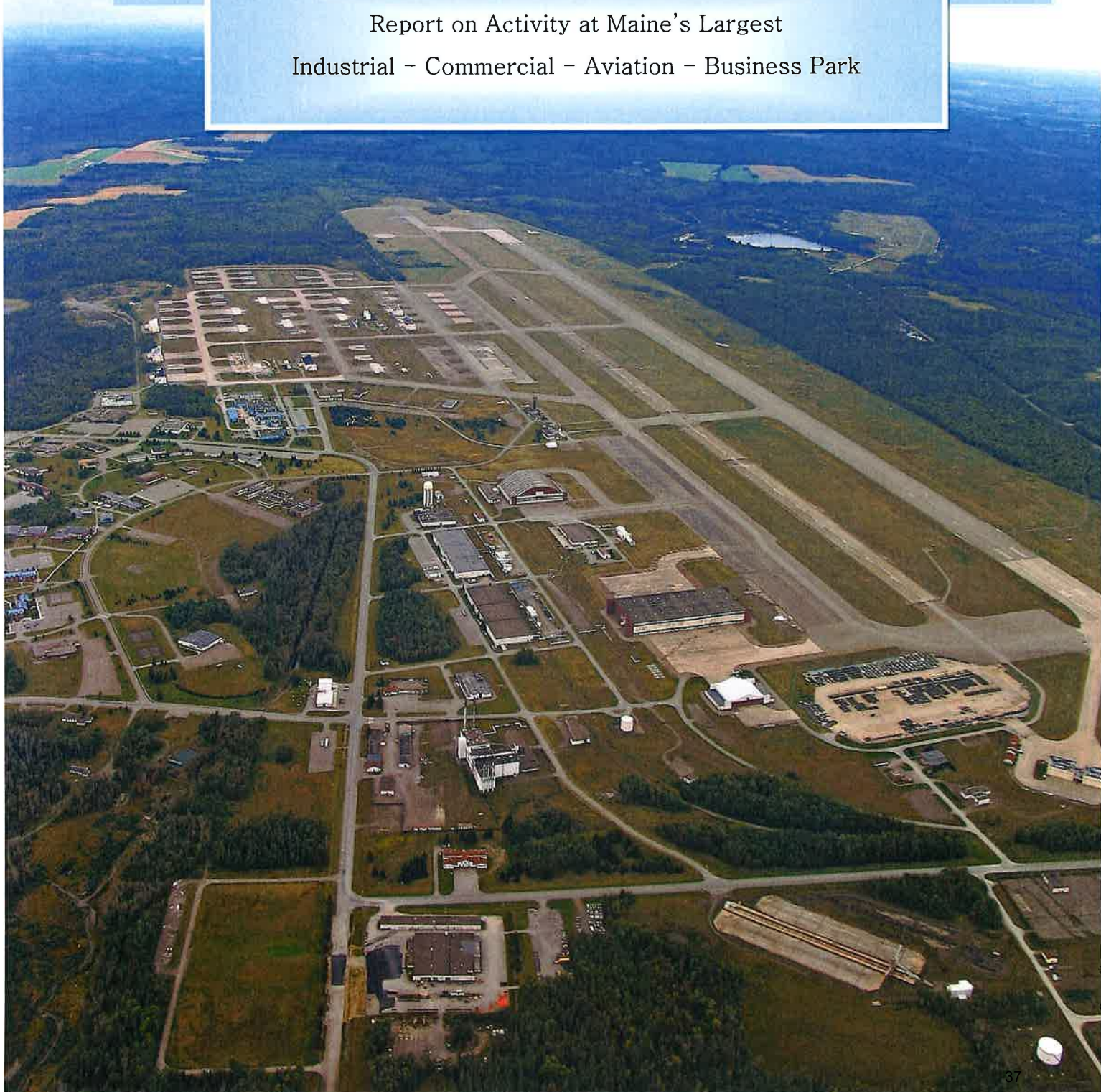
Sincerely,

Jonathan M Judkins
President/ CEO
Loring Development Authority of Maine
119 Weinman Rd
Limestone, Maine 04750
Direct Phone: 207-987-2532
Office 1-207-560-9496 ext 7
cell: 1-207-551-4129
fax: 1-207-245-7813
<https://loringcommercecentre.com/>

LORING DEVELOPMENT AUTHORITY OF MAINE

2024 ANNUAL REPORT

Report on Activity at Maine's Largest
Industrial - Commercial - Aviation - Business Park



**Paragraph 13080-L
 Fiscal Year 2024 Annual Report
 July 1, 2023 – June 30, 2024**

	Page
Paragraph 1A: Description of the Authority’s Operations	2
Paragraph 1B: Authority’s Financial Statement And Auditors Note for the Year Ended June 30, 2024,.....	4
Paragraph 1C: Quasi-independent state entities annual report to the legislature	6
Paragraph 1D: Property Transactions	8
Paragraph 1E: An accounting of all activities of any special utility district formed under Section 13080-G (None)	10
Paragraph 1F: A listing of any property acquired by eminent domain under Section 13080-G (None)	10
Paragraph 1G: A listing of any bonds issued (None)	10
Paragraph 1H: Subsequent Events and Proposed Activities.....	11
Paragraph 1I: Further Actions Suitable for Achieving the Purposes of this Article	15
Attachment A1	16
Loring Commerce Centre Tenants Attachment B1.....	19
Finance Documents: Budget, Grant Overview JTIF, and Auditor Overview 23-25 Highlight Presentation	

PARAGRAPH 1A: DESCRIPTION OF THE AUTHORITY'S OPERATIONS

The primary functions of the Loring Development Authority (LDA) include operating, maintaining, and supporting Loring's infrastructure, as well as engaging in business attraction efforts that lead to leases or sales of existing buildings and sites. This work aims to create new jobs and stimulate economic activity. To fulfill its development mission, the LDA collaborates with various economic development partners throughout the state, including the Department of Economic and Community Development, Maine and Company, the Maine International Trade Center, the Northern Maine Development Commission, Green4Maine LLC, and the Aroostook Partnership, among others.

Currently, there are 38 business tenants at Loring, collectively representing over 850 jobs. The two largest tenants are the Defense Finance and Accounting Service (DFAS) and the U.S. Department of Labor Job Corps Center. While the LDA does not receive rent or other fees from these federal tenants, it benefits indirectly through the Loring Job Increment Financing Program (LJIF). Under this program, the LDA receives 50% of the income tax withholdings associated with new jobs created at Loring.

The LDA also acts as a landlord to leasehold tenants and provides municipal-type services to businesses and residents. It operates a drinking water treatment plant, manages a water distribution system, oversees a wastewater collection system, maintains approximately 48 lane miles of roadways, and arranges for fire, police, and ambulance services.

Established in the 1950s in Limestone, Maine, Loring Air Force Base was one of the largest bases of the U.S. Air Force's Strategic Air Command until its closure in September 1994. At its peak, Loring supported 4,500 military personnel and their families and employed 1,100 civilians. The base significantly contributed to the economic vitality of Aroostook County. Its closure led to the sudden loss of many civilian jobs and the departure of thousands of military personnel and their families. Although this posed a major setback for the rural economy, Loring's closure also presented an opportunity for local communities and the State of Maine to collaborate on redeveloping the former military property, attracting new jobs, and revitalizing the local economy.

Recognizing the impact that the closure would have on the local economy and the opportunities to be realized by reusing the many unique facilities at Loring, the 116th Legislature created the Loring Development Authority (LDA) as a public instrumentality of the State in July 1993, giving it the purpose and mission to acquire, manage and develop properties within the geographical boundaries of the former Loring Air Force Base, which is now known as the Loring Commerce Centre (Loring). [See <https://legislature.maine.gov/statutes/5/title5sec13080.html>].

Throughout the 2000s, Loring was home to the Maine Military Authority (MMA), which occupied nearly 500,000 square feet of building space and employed over 500 people at its peak. However, MMA began a series of reductions about ten years ago and ultimately ceased operations in 2018. This loss of lease and LJIF revenue, coupled with increased costs to maintain the former MMA buildings and the business disruptions caused by the pandemic, has contributed significantly to the LDA's current financial challenges.

Business attraction efforts now focus on both the facilities owned by Green 4 Maine and those administered by the LDA. Loring possesses some of the most significant "open-the-door-ready" economic development assets in northern Maine, which can greatly contribute to the growth of the state's economy. With over 3,700 acres of developed area and more than 900,000 square feet of existing unoccupied or underutilized modern buildings and developable sites—all supported by high-capacity municipal utility infrastructure and a newly constructed dark fiber network—Loring has the capacity to support substantial business development activities. Additionally, due to its proximity to Canada and northern Europe, Loring is well-positioned to support both local and national markets, as well as international markets.

LDA Staff

Jonathan Judkins President and CEO

Michael Beaulieu Accounting and Finance Director

A thirteen-member Board of Trustees, appointed by the Governor, guides the development activity at Loring; one Trustee is a State Commissioner. Board appointments must be approved by the Joint Standing Committee on Innovation, Development, Economic Advancement and Business and confirmed by the Maine State Senate.

LDA Board of Trustees

Lee C. Umphrey Chair

Jeffrey Pangburn Vice Chair

Timothy D. Crowley Treasurer

Lynn Bromley Business Chair

James P. Gardner JR Communications Chair

Joseph Sleeper

.Grace O'Neal

Carolyn Dorsey

Denise Garland

4 Vacant Positions

**PARAGRAPH 1B: FINANCIAL STATEMENT FROM
FISCAL YEAR AND STATEMENT FROM AUDITOR 2023-2024**

**Auditor Statement RHR Smith Attachment B1
Job Tax Increment Financing program JTIF Report B1
Budget Approved November Board Meeting: Attachment B1**

Please find attached an Unaudited Financial Report for the period ending December 31, 2024.

Please find attached a copy of the Unaudited Financial Statements for the period ending June 30, 2024. Team RHR Smith is still conducting the audit, and they have issued the attached statement regarding its status.

These documents Will be presented to the Office of the State Controller for inclusion in the State financial statements for June 30, 2024.

It should be noted that Loring does not receive a direct state appropriation as part of the General Fund Budget. LDA funds come from revenues from property sales, leases, maintenance charges, and utility customers.

Fiscal Year 2023-2024

The operating revenue for the 2023-2024 fiscal year is projected to be \$1.8 million. This total includes \$631,000 from job increment financing, \$420,000 from leasing, and \$170,000 from water and store fees. The remainder of the income comes from interest on notes held, personal property sales, and miscellaneous revenue.

Our 2023-2024 fiscal year operating expenses are estimated at \$2.2 million. This includes \$187,000 in salary expenses, \$570,000 for the Limestone Water & Sewer District (which accounts for 80% of the operating costs for that plant), \$230,000 for water plant operations, and \$160,000 for roads and grounds maintenance. Additional administrative service expenses bring the total operational costs to approximately \$420,000.

The difference between our operating expenses and revenue results in a budget shortfall of \$420,000. This shortfall largely stems from increased expenses related to operating the sewer and water systems, as well as additional costs associated with facilities and public works.

Fiscal Year 2024-2025

The budgets for FY 2024-2025 reflect a balanced revenue and expense bottom line. Key changes in these budgets include a reduction in physical footprint, as the LDA has focused on minimizing expenses. Our proposed operating costs for the 2024-2025 budget total \$1.5 million. This amount includes a water and sewer rate increase aimed at addressing the previous 97% subsidy rate, bringing it down to a 50% subsidy, which is expected to generate \$430,000 in water and sewer revenue. This adjustment reflects over 16 years of prior rate changes and represents the first balanced budget for water and sewer services with a focus on long-term sustainability.

Additionally, our revenue includes \$632,000 from job increment financing, \$110,000 from asset sales, and income from other sources, including interest and miscellaneous revenue. While we are experiencing a reduction in lease revenue, we are pleased to report that new tenants have been added to the campus, providing revenue from previously underutilized buildings.

Our operating expenses for this period include \$230,000 in salary and benefits, \$250,000 for water plant operations, \$570,000 for sewer fees and services, and approximately \$110,000 in outside contracts. The total facilities and public works budget amounts to \$340,000, bringing our grand total of expenses to \$1.5 million. This new budget represents a balanced approach to sustainability.

While we have made significant progress, there is still work to be done as part of our campus-wide fiscal and energy audits. We have implemented cost-saving measures that have led to substantial reductions in operational expenses, particularly with heating, communication, and electrical costs.

In July, the LDA relocated from our previous building at 154 Developmental Dr. to a previously unused property, the former structure fire building at 119 Wyman Rd. This change has allowed us to save an estimated \$250,000 in expenses related to our former office and maintenance garage at 48 Quarry Rd. We collaborated with the Maine Water Team to co-locate both teams at 119 Wyman Rd., further reducing expenses for both organizations.

Furthermore, we are pleased to announce four new leases with tenants on campus, including a long-term lease with the Taste of Maine Potato Chip Plant, which includes options for purchase and a commitment to manufacturing kettle potato chips on our campus. We have also successfully partnered with a local utility service provider, Ground Satellite Station, and renewed our collaboration with our federal water partners involved in the Superfund cleanup.

We recognize the importance of being good stewards of taxpayers' funds and are committed to maximizing the use of our assets and resources at Loring before seeking additional support from the state government. We hope you see that the team at Loring is dedicated to achieving fiscal sustainability. Thank you for your continued interest and support of this critical economic development initiative.

PARAGRAPH 1C: QUASI-INDEPENDENT STATE ENTITIES

In compliance with the Government Accountability Act, please find below our responses to the statutorily required questions:

A. A list of all procurements exceeding \$10,000 in the preceding year for which competitive procurement was waived under the policies adopted pursuant to section 12022, subsection 3, including procurements exceeding \$10,000 that were made under contracts previously entered into for which competitive procurement was not required. The list must include the names of the vendors and costs associated with those procurements;

- 1.) Allen's Environmental Service (\$18,417.50). Clean the Clear Well as part of our water system. The services required a specialized vac truck, which is the only service available within 300 miles.**
- 2.) Consolidated Communications Phone and Alarm Services (\$13,768.26). The previous administration established these services based on the need for phone lines to buildings and alarm lines. A cost-saving transition to Spectrum has begun for some locations, including the LDA main office.**
- 3.) Dead River Company for propane, gas, and diesel costs \$97,208.30. This vendor is currently contracted for this upcoming winter but will seek bids in July 2025 from other distributors, such as Daigle Oil and Tulsa Inc.**
- 4.) E.J. Prescott Inc. (\$23,756.03) for plumbing, water, and flow meter supplies. The preferred vendor of the Maine Rural Water (MRW), LDA's water operator. The availability of manufactured parts controls purchasing costs and is always compared against local vendors and FW Webb.**
- 5.) Elite Management Services (\$76,599.28) provides roads and grounds maintenance services. The current agreement expires in October 2025 when we will solicit bids.**
- 6.) Kingsco Transport (\$29,552.57) supplied salt for use on the roads and grounds at the Loring site. Due to its geographical location in New Brunswick, this vendor was more affordable than the municipal rate we were offered. We will continue to monitor costs in the fall and work to ensure price and quality.**
- 7.) Limestone Water & Sewer District (\$508,307.48) for wastewater treatment costs.**
- 8.) Maine Municipal Employees Health Trust (\$25,087.38) for health insurance.**
- 9.) Versant Power (127,035.58) for electrical costs at Loring owned buildings.**
- 10.) Maine Rural Water (\$219,342.00) for water operations run by the Maine Rural Water Team. This is a two-year contract with an option to extend, and it is the only service available within 300 miles.**
- 11.) Mechanical Services, Inc. (\$14,766.67) for heat system services. They are the only vendor that can service some building boiler types due to proprietary industry design.**

- 12.) **Trombley Industries (\$13,628.71) provides paving services.**
- 13.) **The Town of Limestone incurs municipal pilot fees and ambulance service dues totaling \$78,150.00.**
- 14.) **Univar Solutions USA Inc. provides water treatment chemicals for \$27,472.71. Prices were checked against EJ Prescott, FW Webb, and others. These chemicals are specific to proprietary industry design and require ordering from an industrial chemical provider. We strive to ensure that the cost model aligns with our budget.**

B. A list of all persons to which the entity made contributions greater than \$1,000 in the preceding year and the total amount contributed to each; and

No contributions, which are payments for membership dues and fees, gifts, donations and sponsorships, including those that result in public advertisement of the entity, greater than \$1,000 were made.

C. A description of changes made in the preceding year to the written policies and procedures required by section 12022 or to the procedures used by the governing body to monitor compliance with those policies and procedures.

Written policies and procedures were reviewed, and no changes were made.

**PARAGRAPH 1D: PROPERTY TRANSACTIONS DURING
FISCAL YEAR 2024**

PROPERTY TRANSACTIONS

LEASES AND SALES

TASTE OF MAINE: Bruce Sargent and his company are developing and constructing a potato chip plant called Taste of Maine. This 80,000-square-foot facility will be located at 250 Northcutt Road, near the main entrance to Loring, close to West Gate Road. The 30-acre site previously housed the Damon and Corey Schools, which served the children of Air Force service members. Taste of Maine expects to open the plant in late fall 2025 and employ at least 75 people.

To support this project and the campus as a whole, the LDA in collaboration with the NRBC, obtained a 1 million dollar grant to install and anaerobic digester to support the waste water system at the campus

APTIM: APTIM is an environmental engineering firm currently occupying Building #8412 and working for the Air Force Civil Engineering Center.

ALTUS POWER AMERICA MANAGEMENT, LLC: In April 2023, Altus Power America Management, LLC completed the construction of a solar farm at Loring, located in Aroostook, Maine, with a total capacity of 4.1 MW. They took over operations from SynerGen Solar, LLC, which had exercised its lease option earlier in the year and moved on to the construction phase of its project. SynerGen now leases approximately 20 acres on the north side of Northcutt Road, where it has installed an operational electrical power-generating solar facility.

NORTHWOOD: The Satellite Ground Array company is establishing its ground stations at Loring for model and replication .

JAKS PROPERTY MANAGEMENT: This company offers residential properties at Loring, including three- and four-bedroom townhomes and individual homes available for purchase or lease. JAKS is responsible for updating and improving the Manser Drive project and plans to begin the Tennessee Circle House project in late 2027.

GREEN 4 MAINE: Transaction: In January 2023, LDA completed a property sale to Green 4 Maine, LLC, under a Purchase & Sale Agreement, transferring about 390 acres of land and buildings into private ownership. As part of the transaction, existing leases were assigned, and Green 4 Maine will assume responsibility for the operational costs and maintenance of the buildings. The company anticipates that many of the existing tenants will continue to use the buildings for their current activities, which support local employment. An aggressive marketing campaign is planned to attract additional tenants for vacant or under-utilized spaces, and Green 4 Maine intends to establish its own business operations within some of the building space.

DG FUELS, LLC: LDA and DG Fuels have entered into a long-term lease for approximately 1,200 acres of land. DG Fuels plans to construct a biofuels refinery that will produce Sustainable Aviation Fuel (SAF), a green fuel in high demand within the aviation industry. The project will utilize biomass resources from northern Maine and neighboring Canada. Reactivating the rail line serving Loring, which has been out of service north of Presque Isle, will likely be required. Additionally, a new pipeline may need to be placed in the existing corridor to transport the finished product to Searsport, where it will be transferred to tankers for distribution to airports on the East Coast. This multi-billion-dollar investment in the biomass facility is expected to create 650 permanent jobs at Loring, along with additional jobs and economic benefits for the regional economy.

PINELAND FARMS NATURAL MEATS: Pineland Farms Natural Meats, Inc. operates a beef cattle feedlot in Fort Fairfield and manages a composting operation at Loring. The company aims to generate 10,000 cubic yards or more of compost material each year, which it sells both in bulk form to local farmers and in consumer-sized packaging at various retail outlets.

SPX AIDS TO NAVIGATION: LDA and SPX Aids to Navigation entered into a short-term lease for Buildings 8410 and 8412, granting access to the airfield. SPX uses Loring’s facilities to develop and test portable airfield equipment, including lighting systems used on remote airfields for military or humanitarian aid operations.

FRONTIER TRANSPORT, LLC: This company stores, processes, and transports agricultural and wood biomass products for local customers. In partnership with Triple G Sales, Frontier Transport also offers farm equipment storage in a leased facility at Loring.

THE BUNKER INN: The Bunker Inn, located in the former visiting officer’s quarters, is open to the public and features twenty suites. This unique facility is popular among travelers for both business and leisure, with many repeat guests.

LICENSES

COLD STORAGE: LDA has entered into agreements with local farmers and community members requiring additional storage for their crops, equipment, and personal property. From fall 2024 until spring 2025, various equipment and supplies will be moved into the unused hangar buildings for secure storage.

APACHE BOATWORKS, K & S TIMING, LLC, AND CUMBERLAND MOTOR CLUB, INC.: These three Maine organizations have utilized the runway at Loring to support their respective events, including land sailing, land speed racing, and motocross.

**PARAGRAPH 1D: ACTIVITIES OF ANY SPECIAL UTILITY DISTRICT FORMED UNDER
SECTION 13080-G**

NONE

**PARAGRAPH 1E: LISTING OF PROPERTY ACQUIRED BY EMINENT DOMAIN UNDER
SECTION 13080-G**

NONE

PARAGRAPH 1F: LISTING OF BONDS ISSUED

NONE

**PARAGRAPH 1G: SUBSEQUENT EVENTS – JULY 1, 2023 TO JUNE 2024 AND PROPOSED
ACTIVITIES FOR FISCAL YEAR 2025**

SUBSEQUENT EVENTS

Below is a summary of the activities at the Loring Commerce Centre between July 1, 2023, and Oct 2025.

JULY 2023: We onboarded Maine Rural Water to take over the water plant and sewer system in collaboration with the governor’s office, ensuring our Level 4 plant operated without interruption. LDA staff members Neil Haines and Donna Sturzl retired, and Jonathan Judkins was welcomed as the new Director of Finance.

AUGUST 2023: The annual audit of LDA was completed with a designation of “doubt removed,” enhancing the future viability of LDA. The completion of the Green 4 Maine deal eliminated \$3.5 million of debt. Additionally, the Northern Regional Border Commission provided grant support for the sewer project.

NOV 2023 Loring Participates in the First Maine Space conventions as playing a pivotal role in Maines space economy

DECEMBER 2023: Jonathan Judkins was named Interim CEO following the retirement of Carl Flora.

JANUARY 2024: Jonathan appeared before the Maine State Senate, providing testimony on the LD1998 JIF Bill and the LD1981 bill to convert the Arch Hangar.

FEBRUARY 2024: The board began discussing adjusting water rates and initiated talks with Bruce Sargent and Taste of Maine.

MARCH 2024: We resecured the Hound Dog missile for the Loring Air Museum.

APRIL 2024: We signed a \$54 million agreement with Bruce Sargent for the Potato Chip Plant. a total solar eclipse was visible from parts of Maine. We were thrilled to host a Star Park at the former Loring Air Force Base in Limestone, Maine, at the iconic Arch Air Hangar. This key partnership engaged the town of Limestone, drawing over 2,000 visitors.

JUNE 2024 also replaced Island Winds with J.A.K.S. Property Management for the Manser Drive clean-up. Under new management, five new tenants were added in the first quarter of J.A.K.S. management, and substantial improvements were made, including the removal of tons of trash and repairs totaling hundreds of thousands of dollars from their own capital investment

CURRENT & PROJECTED ACTIVITIES FOR FISCAL YEAR 2025

In addition to working to ensure that our existing tenants remain viable business entities, the LDA intends to carry out the following activities in fiscal year 2025:

JULY 2024 We refurbished the firehouse at 119 Weinman Road via a grant from the State of Maine. The Maine Rural Water Team was relocated from 8710 to the newly renovated 119 Weinman Road location. The LDA headquarters also moved from 5100 to 119 Weinman Road, consolidating operations and reducing costs for electricity, heat, internet, and phone services from multiple locations to under one roof, resulting in estimated savings of More than \$200,000.

AUGUST 2024: Loring Open House 2024: The Loring Air Museum hosted an Open House event on August 2, 3, and 4, celebrating the history of Loring Air Force Base and the 30th anniversary of its closure. The event honored the men and women who served at the Strategic Air Command Base from 1953 to 1992 and the Air Combat Command from 1992 to 1994 during the Cold War era and beyond.

Following the Open House, the Cumberland County Motor Club held their event the following week.

The Spud Speedway transitioned their motorcycle event into the Arch Hangar to avoid Hurricane Debbie, while Buccaneers and Buskers hosted their Renaissance Fair in front of the recently renovated LDA office in late August.

Multiple wind/blow kart events took place, including one in August and the East Coast Championship held in October as part of the Town of Limestone's Octoberfest. Additionally, LDA and Christa Mattoon organized a Haunted House in the former Religious Education Building with hopes of making it an annual event.

OCTOBER 2024, an Airport Master Plan contract was executed. LDA signed an agreement with the aviation consulting firm Dubois and King, supported by a grant from the Department of Defense, Office of Local Defense Community Cooperation, to prepare an airport master plan. With the completion of this plan, LDA is in the process of seeking FAA approval for Loring's airport to be included in the National Plan of Integrated Airport Systems (NPIAS). LDA envisions using the airport in a way that complements other regional airports while leveraging the unique aviation buildings and extensive infrastructure at Loring. The focus will be on aviation and aerospace businesses, including large aircraft maintenance, repair, and overhaul (MRO), cargo and distribution, as well as testing and development of new aircraft and systems, including unmanned aircraft systems, urban air mobility, and various roles in the emerging space industry, including a spaceport. Gaining NPIAS designation from the FAA would enable the airport to access significant federal resources for capital improvements. This designation would also help pursue the state's vision for a statewide space complex, with Loring as a considerable component.

MAY 2025 US Air Force and NH Air Guard: Project Northern Phoenix is a joint exercise between the US Air Force and New Hampshire Air National Guard. It will begin a five-year operation from May 2-5, 2025, through 2030. This will involve using the runway and tactical alert facility for landing and aviation activities.

SUSTAINABILITY TASK FORCE: We will continue to advance the recommendations from the Sustainability Task Force report submitted to the Governor last year. This ongoing initiative focuses on energy conservation and resource reuse and restoration.

MARKETING: As recommended by the Task Force, a significant marketing program is underway and is generating new prospects that could lead to substantial developments at Loring. Steve Levesque of SHL Enterprise Solutions is actively pursuing marketing opportunities and collaborating with Green 4 Maine to enhance these efforts. Also, the Defense Communities Grant has been extended to cover the cost of a new staff member for the LDA to work as a business development specialist. Steve will train and mentor this person as this important initiative continues.

MUNICIPAL SERVICES: We will continue to work with the Town of Limestone to develop sustainable emergency services for the community, including Loring. The Tase of Maine Team, as well as Green 4 Maine, are pursuing a Tax Increment Financing (TIF) district for part of Loring. The sale to Green 4 Maine presents a potential tax base for Limestone, which could support future services at Loring. We are in the early stages of the municipal contract and have approved limestone about being the roads and grounds operators as contracted service till as which point the tax biases support this activity.

PFAS INVESTIGATIONS: We will continue to support the Air Force's PFAS investigations at Loring. The results of the PFAS testing will be available soon. A remedial investigation is underway, and preliminary results were presented to property owners and stakeholders in March 2023. Since then, additional information has been collected and will be available to the public. PFAS has been detected in soils and groundwater at various sites where it was anticipated. Once the remedial investigation is complete, a Remedial Action Plan will be proposed and open for public comment.

SPACE INDUSTRY, We will continue to collaborate with the newly established Maine Space Corporation and other partners to develop the space industry in Maine. Maine's location offers advantages for polar launches, and the infrastructure at former military installations in Loring and Brunswick could support this industry. This year we presented a panel discussion with the MRRA Team at the Maine Space Convention on the topic of former military establishments into aerospace industry centers

INFRASTRUCTURE IMPROVEMENT: We plan to advance roadway repairs and demolition with a \$3.1 million federal grant awarded this year. We will also complete a \$4.6 million sewer improvement project and pursue funding for stormwater infrastructure and facility improvements. These projects are set for out to quote in early 2025 Time Line

SOLAR PROJECTS: We will continue to support the construction and operation of the ATLUS and BD Solar projects at Loring. While encourage the use of Green energy solutions with real-world applications

FOREIGN TRADE ZONE DESIGNATION: The LDA has hired a consultant and has submitted an application for a Foreign Trade Zone designation. This designation aims to attract potential manufacturers who source product components from other countries by providing relief from duties. It will also be a key highlight in the LDA's ongoing marketing campaign.

OPPORTUNITY ZONES: We plan to leverage the Opportunity Zone designation, as both Loring and the Town of Limestone have been designated as such. The new federal Opportunity Zone program aims to attract investments by offering tax incentives for investments made in designated areas. The LDA will collaborate with DECD and Northern Maine Development Commission marketing efforts to attract investors for these opportunity zones.

COMMUNITY-BASED EDUCATION COLLABORATION: Continue to build partnerships with our local schools, including UMPI, NMCC, and the Magnet school MSSM. The goal is to promote the Department of Labor's WIOA program, which connects job seekers to employment opportunities. We aim to enhance communities through the implementation of STEAM education and promote aerospace job opportunities in Aroostook.by connecting business , Education and Government groups and individuals for collaboration .

**PARAGRAPH 1H: FURTHER ACTIONS SUITABLE FOR ACHIEVING PURPOSES
OF THIS ARTICLE**

The Loring Development Authority (LDA) recommends that the following actions be considered by the Governor and Legislature:

While the proceeds from property sales have significantly improved LDA's balance sheet, the organization continues to struggle with the costs associated with providing essential services needed to support the development project. These services include snow removal, maintenance of roadways and public infrastructure, as well as police, fire, and ambulance services, along with drinking water and wastewater treatment.

In 2016, the 127th Legislature enacted LD 1670, which increased LDA's tax increment funding for Loring-based jobs from 50% to 100% for one year. This increase was initially intended to last for five years, with a review requirement; however, it was later amended to apply for only one year. Three years ago, a bill proposed by the Governor to reinstate the 100% funding increase for two years reached the Revisor's office but was not considered because the legislature adjourned early due to the pandemic. In 2022, state funding provided \$1.3 million in the Department of Economic and Community Development (DECD) budget to address a cash shortfall in LDA's budget and to initiate the previously mentioned marketing program. Although the redevelopment of Loring is back on track, additional funding will be necessary to support existing jobs and accommodate expected job growth. LD 1981 was a potential solution to the financial issues facing the LDA; however, the bill did not pass at the end of the last session, forcing us to restart the process.

If additional legislation is not passed or amended, Loring could be without funding when the current Job Tax Increment Financing (JTIF) program expires in 2026. The Loring Team is exploring all options. Without aid, this taxpayer asset will not survive, and the people of Maine will lose an opportunity to promote a region ready for development.

Sincerely for your consideration

Jonathan Judkins President and CEO

ATTACHMENT

LORING COMMERCE CENTRE TENANTS

APTIM. an environmental engineering firm working for the Air Force Civil Engineering Center, occupies Building #8412.

Aroostook National Wildlife Refuge. The 4,700-acre refuge belongs to the National Wildlife Refuge System, a network of lands set aside specifically for the protection of wildlife and its habitat. Wetland, grassland and northern forest habitats for migratory birds and endangered species are protected on the refuge at Loring. Friends of the Aroostook National Wildlife Refuge support its programs through education, fundraising, recreational and volunteer projects.

Bangor Gas. Bangor Gas, a natural gas company and a subsidiary of Penobscot Natural Gas, leases the Loring to Searsport pipeline. The company has reactivated a portion of the pipeline to supply natural gas to customers along the corridor.

British Cycle Supply Company. British Cycle Supply Company's operations include shipping, receiving, and warehousing classic British motorcycle parts that are acquired and sold worldwide. The company has another location in Nova Scotia, Canada.

Consolidated Communications. Consolidated Communications leases a former communications site on Route 89 in Limestone where it set up a satellite tracking and communications station.

Defense Finance and Accounting Service (DFAS) Center. The DFAS center operates out of a first-class, 145,000 square foot facility where its employees have consistently performed with excellence since 1995. The center is responsible for finance and accounting services for military installations across the U.S. and in foreign countries; DFAS Limestone employs 558 people.

Elevate Audio and Visual Company. Multi-faceted arts and audio-visual materials.

Elite Management Services, LLC. This company provides comprehensive property management and maintenance services.

Frontier Transport, LLC. Frontier Transport stores, processes, and transports agricultural and wood biomass products for local customers. The company with its partner Triple G Sales also offers a farm equipment storage in a leased facility at Loring.

Green 4 Maine. Companies affiliated with Green 4 Maine have leased space in the Loring Applied Technology Center; the companies are Green 4 Maine Homes, LLC, Maine Agricultural Association, LLC New England Structural Engineering Services, and Green 4 Maine Creative Arts and Digital Media Center.

Guerrette Sales, Inc. Distribution and sales of agricultural goods and food packaging.

Henry's Carpentry. Carpentry shop.

JAKS Property Management. Inland Wind's residential properties at Loring include three and four bedroom town homes and individual homes available for purchase or lease.

Jason Dionne Trucking. The company occupies building #8264 at Loring, in support of his trucking business.

Lattice Technologies, Inc. Lattice Technologies, a consulting firm performing services in the defense sector, now occupies an office at Loring.

Limestone Country Club. The Limestone Country Club, Loring's nine-hole golf course, is a favorite among many golfers in the area. Operators of the country club also host community and private events.

Limestone Rotary Club. The Limestone Rotary Club holds its weekly meetings at Loring. It is a very active club with dedicated members working together to improve their community.

Limestone Water & Sewer District. The Limestone Water & Sewer District owns and operates the wastewater treatment facility at Loring, providing service to all wastewater customers in Limestone, including Loring Commerce Centre. Four people work for the district at Loring.

Loring Holdings. Loring Holdings (LH), a multi-faceted energy company, is working to advance energy production and transmission in Maine using the Loring to Searsport pipeline corridor.

Loring Job Corps Center (LJCC). The Loring Job Corps Center, part of the Job Corps New England Region and the National Job Corps system, provides academic programs and career vocational training in multiple industries for youth ages 16-24. The Center welcomed its first 380 students in January 1997. Career Systems Development Corp. operates LJCC and employs 110 people.

McDonald Enterprises. McDonald Enterprises is a small custom manufacturer of wood and metal products.

Maine Army National Guard. The Maine Army National Guard leases a 27-acre parcel of land at Loring where it has constructed a facility to warehouse its equipment.

Northern Storage. Seasonal storage of boats and RV's.

Novel Energy Solutions, LLC. Novel Energy Solutions, LLC, a solar energy company, warehouses materials, to be used in the construction of solar arrays in the county, at Loring.

Pineland Farms Natural Meats. Pineland Farms Natural Meats, Inc. operates a beef cattle feedlot in Fort Fairfield and a composting operation at Loring. Pineland's goal is to generate 10,000 cubic yards or more of compost material a year. Pineland sells compost in bulk form to local farmers and in consumer-sized packaging at various retail outlets.

Pioneer Wireless. Pioneer Wireless, a broadband telecommunications company, now leases office space in LDA's office building. The new location will help Pioneer capitalize on the Three Ring binder telecommunications infrastructure, enabling it to offer dark fiber, fiber optic and other advanced services to Loring customers.

Runway Auto and Small Engine Repair Auto, snowmobile and ATV repair shop.

SFE Manufacturing. SFE Manufacturing, operates an equipment fabrication business at Loring, serving commercial, industrial, and government customers. SFE employs approximately 23 people.

Straight-Line Fencing. Straight-Line Fencing, an existing company with fencing sales and installation services, is in the process of establishing manufacturing capacity for a new line of its own products.

S.W. Collins Company. S.W. Collins Company, a hardware and building materials supplier, located its commercial line operation in the Loring Applied Technology Center. The line features custom-built products for commercial customers, offering a wide range of highly refined wood products including custom-built cabinetry and cases. S.W. Collins employs five at Loring.

ATLUS Solar, LLC. Pruchased SynerGen Solar, LLC exercised its lease option this year and began the construction phase of its project. The company now leases approximately 20-acres on the north side of Northcutt Road, where it has installed an electrical power generating solar facility which is now operational.

The Bunker Inn. The Bunker Inn, located in the former visiting officer's quarters, is open to the public with twenty suites available. People traveling for business or pleasure make use of this unique facility, with many repeat guests.

The Loring Air Museum. The Loring Air Museum, formerly Loring Military Heritage Center, is a museum of Loring Air Force Base history. It was created and continues to be operated by a group of enthusiastic and dedicated volunteers. The museum maintains an impressive collection of Loring memorabilia and artifacts and conducts open houses, with historic tours of Loring, that are well attended.

The Power Company. Based in Washington, Maine, the Power Company constructed two solar-voltaic systems at Loring; both have been in operation for several years. The solar arrays are now owned by the Town of Limestone, providing power to the Limestone Water and Sewer District and the Maine School of Science and Mathematics.

TASTE OF MAINE: is the development and construction of the potato chip plant by Bruce Sargent and his company. The 80,000-square-foot plant will be built on Northcutt Road, not far from the main entrance to Loring near West Gate Road. the 30-acre site is the former home of the Damon and Corey schools that taught children of Air Force service members. taste of Maine expects to open the plant in late fall 2025 and begin operations with at least 75 employees

WSP USA Environment & Infrastructure, Inc. an environmental engineering firm working for the Air Force Civil Engineering Center, occupies offices in the former library.

NOTE: Although every effort has been made to present a thorough listing of Loring-based businesses and employers, this list may not reflect all tenants or sub-tenants of third-party property owners such as Green 4 Maine.

Loring Development Authority of Maine
119 Weinman Rd
Limestone, Maine 04750
Office 1-207-560-9496
fax: 1-207-245-7813

<https://loringcommercecentre.com/>

Grow at Loring

<https://loringcommercecentre.com/grow-at-loring/available-properties/>

Loring Development Authority
Board Approved Budget Nov 24 Budget - FY 24/25

	FY 23/24		FY 24/25	
	Proposed Budget	Projected Actual	Proposed Budget	Projected Actual
Revenue:				
State of Maine	\$ -	\$ -	\$ -	\$ 631,548
Loring Job Increment Financing Fund	\$ 612,000	\$ 631,400	\$ 631,500	
Asset Sales	\$ -		\$ 10,000	
Other Income, Interest, Personal Property	\$ 92,000	\$ 573,522	\$ 100,000	
Option Fee	\$ -		\$ -	
Lease Revenue	\$ 810,000	\$ 423,381	\$ 330,000	
Pipeline Lease and Gas Sales Royalties	\$ -		\$ -	
Water & Sewer Fees	\$ 275,000	\$ 167,679	\$ 430,000	
Operating Revenue	\$ 1,789,000	\$ 1,795,983	\$ 1,501,500	
Revenue Needed	\$ -	\$ -	\$ -	
Total Revenue	\$ 1,789,000	\$ 1,795,983	\$ 1,501,500	
Operating Expenses:				
Salaries & Benefits:	\$ 220,000	\$ 187,411	\$ 230,000	
Miscellaneous Expenses:				
Advertising (other than marketing)	\$ 800	\$ 2,891	\$ 1,000	
Computer Expense & Software	\$ 4,000	\$ 11,104	\$ 2,000	
Dues & Subscriptions	\$ 1,000	\$ 508	\$ 1,000	
Office Equipment-Lease & Purchase	\$ 1,400	\$ 1,290	\$ 1,400	
Insurance - Vehicles	\$ 5,200	\$ 5,955	\$ 5,200	
Insurance - Property & Misc.	\$ 3,600	\$ 13,248	\$ 3,600	
Legal & Audit Expense	\$ 25,000	\$ -	\$ 50,000	
Office Supplies & Expense	\$ 1,300	\$ 10,776	\$ 2,000	
Outside Contracts/Consultants/Services	\$ 924,400	\$ 1,480,768	\$ 810,000	
Postage, FedX, UPS	\$ 3,400	\$ 2,395	\$ 200	
Communications & Security	\$ 8,400	\$ 20,181	\$ 9,000	
Training, Seminars & Meetings	\$ 200	\$ 7,617	\$ 500	
Travel Expense	\$ 700	\$ 3,607	\$ 2,500	
Meals	\$ 500	\$ 128	\$ 500	
Entertainment	\$ 100	\$ -	\$ 100	
Sponsorships	\$ 100	\$ -	\$ 100	
Gifts & Recognitions	\$ 500	\$ -	\$ 500	
Donations	\$ 200	\$ -	\$ 200	
Marketing & Development Exp	\$ -	\$ 33,033	\$ -	
Total Miscellaneous Expenses	\$ 980,800	\$ 1,593,501	\$ 889,800	
Other Expenses:				
Green 4 MAINE	\$ 60,000		\$ -	
Debt Expense	\$ 38,700	\$ 8,982	\$ 38,700	
Town of Limestone				
Subtotal Expenses	\$ 1,239,600	\$ 1,789,894	\$ 1,158,600	
Facilities & Public Works:				
Other Supplies, Uniforms, Materials & E	\$ 70,000	\$ 70,012	\$ 30,000	
Heating Oil / Propane	\$ 142,700	\$ 73,837	\$ 65,000	
Solid Waste & Environmental	\$ -	\$ 5,089	\$ -	
Facilities Maintenance	\$ 21,500	\$ 51,503	\$ 40,000	
Electricity	\$ 85,400	\$ 127,503	\$ 65,000	
Water & Sewer	\$ 168,800	\$ 43,468	\$ 80,000	
Testing	\$ 3,100	\$ 3,822	\$ 3,000	
Chemicals	\$ 22,800	\$ 24,154	\$ 23,000	
Equipment & Vehicle Expense	\$ 36,400	\$ 20,512	\$ 37,000	
Equipment Acquisitions	\$ -	\$ -	\$ -	
Facility Improvements	\$ 47,050	\$ -	\$ -	
Total Facilities & Public Works Expenses	\$ 597,750	\$ 419,900	\$ 343,000	
Total Expenses	\$ 1,837,250	\$ 2,209,794	\$ 1,501,500	
Net Operations - Over (Under)	\$ (48,250)	\$ (413,811)	\$ -	
Capital Reserve				
Equipment Purchases & Facilities Impro	\$ -	\$ -	\$ -	
FINAL NET	\$ (48,250)	\$ (413,811)	\$ -	

	FY 23/24	FY 23/24	FY 24/25	
	Proposed Budget	Proposed Budget	Proposed Budget	
Grant Revenue				
Water Facilities Funding - Equipment	\$ -	\$ -	\$ -	
State and Federal Grants - Sewer Upgra	\$ 4,614,900	\$ 4,472,301	\$ 4,500,000	
Roads and Demolition	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	
Defence Communities Grant	\$ 810,000	\$ 703,976	\$ 1,600,000	
DECD Match for Defence Communities	\$ 80,000	\$ 8,579	\$ 88,579	
Total Grants	\$ 8,604,900	\$ 8,184,856	\$ 9,188,579	
Expenses				
Total Grants Expenses	\$ 8,604,900	\$ 8,184,856	\$ 9,188,579	
Net Grants	\$ -	\$ -	\$ -	

Grant Overview

Sewer Grant: The LDA is receiving assistance from the Northern Maine Development Commission and Wright Pierce Engineers for various sewer grants. The sources of funding include: Northern Border Regional Commission: \$500,000 CDBG Infrastructure Grant: \$990,000 ARPA: \$167,950 Clean Water SRF: \$1 million (with principal forgiveness) State Infrastructure Grant: \$1 million CDS Grant through the EPA: \$1 million This brings the total funding to \$4,457,950. We have met with EPA officials to identify the necessary environmental and other submissions, and we look forward to preparing the bid specifications that will be released in the First quarter of FY 2025. The sewer project is expected to take two years to complete and will finish a multi-phase initiative that the LDA began over a decade ago.

Roads and Demolition Grant: This is a CDS grant of \$3.1 million, administered by HUD. The LDA is collaborating with the Northern Maine Development Commission and the engineering firm BRSA. We have completed a detailed project description and are currently finalizing the HUD environmental review process. Most of this work is done, but it must be packaged and uploaded into HUD's system as a single submission. This grant will enable us to move forward with roadway repairs and demolition.

OLDCC Grant: This grant totals \$740,644 with an additional match of \$75,000, bringing the total to \$815,644. It is managed in-house by the LDA, with Jon leading the financial reporting. This grant focuses on the economic diversification of defense-dependent communities. We have initiated and completed the airport master plan process and in talks with FAA for NIPAS, which is progressing well and is expected to be completed by next summer. Additionally, we have finished an energy resiliency assessment with RLC Engineers for this service and the Work Force Assessment completed by NMDC to identify employment opportunities.

NBRC Catalyst Program: which aims to boost economic growth across Maine, New Hampshire, Vermont and New York. Loring was awarded 1 million dollars to construct an anaerobic digester to treat wastewater before it enters the Limestone Water & Sewer District's treatment system. The total project will cost \$1.6 million, according to the commission.

September 29, 2024

State Tax Assessor
24 State House Station
Augusta, Maine, 04333-0024

Re: Loring Tax Increment Financing Fund, fiscal year ending June 30, 2024

Please allow this letter to serve as the certification of the Loring Development Authority of Maine (LDA) as contemplated by Title 5 MRSA Section 13080-S. The attached detail reflects employment and associated withholdings for the period July 1, 2022 through June 30, 2024 at Loring Commerce Centre. The Defense Finance and Accounting Service Center (DFAS), one of our largest employers, provided information for 2024, but LDA does not have the baseline 1996 data for DFAS. As you will see on the attached spreadsheet, other employers have not yet provided information for 2024. When we receive additional information, we will supplement this certification.

Please note that consistent with previous submissions, the information supplied does not include employment by the LDA and its contractors or the Air Force Real Property Agency and its contractors.

Thank you for considering this information and please let me know if there are any questions.

Very truly yours,

Jonathan Judkins
President & CEO

Enclosure

Cc: Richard Truman, Bureau of Revenue Services

LORING DEVELOPMENT AUTHORITY OF MAINE
LORING JOB INCREMENT FINANCING FUND - 2024
DETAIL OF WAGES AND WITHHOLDINGS FOR LORING-BASED EMPLOYEES

NAME	EMPLOYEES ON 6/30/96	FOR 12 MONTH ENDING 6/30/96 GROSS WAGES	WITHHOLDINGS	TOTAL EMPLOYEES INCLUDED IN 6/30/96 WAGES & WITHHOLDINGS	EMPLOYEES 6/30/2024	FOR 12 MONTH ENDING 6/30/24 GROSS WAGES	WITHHOLDINGS	TOTAL EMPLOYEES INCLUDED IN 6/30/24 WAGES & WITHHOLDINGS NEW JOBS SHIFTED JOBS	CHANGE IN GROSS ANNUAL WAGE	CHANGE IN GROSS ANNUAL WITHHOLDINGS
* 1 4 Birdies, LLC Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -		\$ -	\$ -
* 2 Arrostock National Wildlife Refuge Employer ID: 641024566	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 3 Mark Appleton dba/British Cycle Employer ID: 22-335731800	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 4 Career Systems Development Corp. Employer ID: 06123073100	4	\$ 4,292.00	\$ 191.50	4	216	\$ 6,020,034.24	\$ 197,900.00	0	\$ -	\$ -
5 Defense Finance & Accounting Service Employer's ID: 931175536	0	\$ -	\$ -	0	608	\$ 32,356,131.51	\$ 1,133,385.00	0	\$ -	\$ -
* 6 Frontier Transport / Triple G Sales Employer ID: 04-327834200	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 7 JAKS Employer's ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 8 Lattice Technologies, Inc. Employer ID: 54194668100	0	\$ -	\$ -	0	1	\$ -	\$ -	0	\$ -	\$ -
* 9 Jason Dionne Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 11 Novel Energy Solutions Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
* 12 Pineiland Farms Natural Meats Employer ID: 20-2879287	0	\$ -	\$ -	0	1	\$ 4,152.34	\$ -	0	\$ -	\$ -
* 13 SFE Manufacturing Employer ID: 01-0468808	0	\$ -	\$ -	0	30	\$ 1,964,532.77	\$ 97,100.00	0	\$ -	\$ -
* 14 Straightline Fencing Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	\$ -	\$ -
15 The Bunker Inn Employer ID: 86-1876624	0	\$ -	\$ -	0	2	\$ 32,073.00	\$ 1,658.00	0	\$ -	\$ -
TOTALS:	4	\$ 4292	\$ 192	4	858	\$ 40,376,923.86	\$ 1,430,044.00		\$ -	\$ -

* These companies have not yet provided the requested information.



Proven Expertise & Integrity

January 28, 2024

Board of Trustees
Loring Development Authority of Maine
Limestone, Maine

We were engaged by Loring Development Authority of fMaine and have audited the financial statements of the Authority as of and for the year ended June 30, 2023. A complete copy of the audited financial statements, including our opinion thereon, will be available for inspection at the Authority's business office.

RHR Smith & Company

Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093
Tel: (800) 300-7708 (207) 929-4606 Fax: (207) 929-4609

Board of Directors

Brian Frutchey
Chair
Down East Community Hospital

Monique Claverie
Vice Chair
UMP Pulp of North America

Lucas Morris
Treasurer
Machias Savings Bank

Charlie McAlpin
Secretary
Eastern Maine Electric
Cooperative

April Norton
Wyman's

Ardis Brown
Town of Danforth

Dee Sabattus
United South and Eastern Tribes

Heather Anderson
Coastal Physical Therapy

Megan Sorby
Kingfish Maine

Megan Walsh
University of Maine at Machias

Steve Lail
Downeast Community Hospital

Susan Mingo
Washington County Community
College

Ex-Officio

Renee Gray
Washington County Government

Representative Tiffany Strout
Washington County Legislative
Delegation

January 27, 2021



Honorable Janet T. Mills
Governor
1 State House Station
Augusta, ME 04333-0001

Ms. Suzanne Gresser
Executive Director of the Maine Legislature
115 State House Station
Augusta, ME 04333

Honorable Chip Curry
Honorable Traci Gere
Housing and Economic Development Committee
c/o Legislative Information Office
100 State House Station
Augusta, ME 04333

Dear Governor Mills, Ms. Suzanne Gresser, Senator Curry and Representative Gere:

Pursuant to MRSA Title 5, Chapter 383, Article 2-A, Section 13083-F, the Sunrise County Economic Council (SCEC) is pleased to submit the 2023-2024 Annual Report to the Legislature on behalf of the Washington County Development Authority (WCDA).

SCEC is a private, nonprofit, federally recognized economic development organization which works to create jobs and wealth in Washington County. We provide staff support for the WCDA and are partnering with the Authority in its effort to redevelop the former U.S. Navy base in Cutler.

Please contact me with any questions or concerns.

Thank you. Sincerely,



Charles J. Rudelitch Esq.
Executive Director

Enclosure: 2023 -2024 Annual Report

Washington County Development Authority

ANNUAL REPORT October 1, 2023 - September 30, 2024

Introduction

Pursuant to the provisions of Title 5 of Maine Revised Statutes Annotated, Chapter 383, Subchapter 3, Article 2-A, the Washington County Development Authority is required to submit an annual report to the Governor, the Executive Director of the Legislative Council, and the joint standing committee of the Legislature having jurisdiction over business and economic development matters. The report must be submitted no later than 120 days after the close of the authority's fiscal year. The Authority's fiscal year ended on September 30, 2024.

Section 13083-F of 5 MRSA requires that the annual report of the Authority include:

- A. A description of the authority's operations and activities;
- B. An accounting of the authority's receipts and expenditures and assets and liabilities at the end of its fiscal year;
- C. A listing of all property transactions pursuant to section 13083-D;
- D. A statement of the authority's proposed and projected activities for the ensuing year; and
- E. Recommendations regarding further actions that may be suitable for achieving the purposes of this article.

History of the Authority

The Washington County Development Authority was established by the Second Regular Session of the 120th Maine Legislature as Chapter 568 of the Laws of Maine 2001. The Authority was established in response to the need to create a state entity that could take title to the former Naval Computer and Telecommunications Station in Cutler, Maine from the United States Navy. Since that time, the legislation was amended to broaden the scope of the authority's mission to allow the authority to provide financial and technical assistance to any governmental entity and nonprofit located within Washington County in support of community and economic development projects. Representation was expanded to include all municipalities in Washington County, including the unorganized territories.

For the reporting period, the Authority was comprised of the following members: Elizabeth "Betsy" Fitzgerald (Machiasport), Renee Gray (Addison), Ron McAlpine (Crawford), Lewis Pinkham (Milbridge), Heron Weston (Eastport), and Lani Reynolds (Northfield). The DECO Appointee seat is currently vacant. Heron Weston and Lani Reynolds are no longer attending monthly board meetings.

For this time period, the following officers were elected: Renee Gray (Chair), Lewis Pinkham (Vice Chair). The WCDA set monthly meetings on the third Monday of every month at 1:00 pm. During this period, all meetings were held virtually using the Zoom platform.

The Authority can have up to 13 voting members. At this point, there are 6 Trustees. The Authority would like to increase board membership and will work with Sunrise County Economic Council to provide a list of potential Trustees to the Governor.

Operations and Activities

The WCDA Trustees scheduled eleven (11) regular meetings from October 2023 to September 2024, all of which meet with numbers to reach a quorum. Also, five (5) additional Special Board meetings with 1 not meeting quorum.

Additional regular attendees increased this year as the Authority is working closely with the EPA, DEP, Edie Smith –Regional Representative for the Office of Angus King, State Senator Marianne Moore, Debra Baldwin (Beachwood Condos), Dan Morton – Property Developer. Representatives from TRC and Sevee & Maher attended several board meetings in their role as qualified environmental professionals in the Brownfields assessment and clean-up projects on the former base.

Major items of discussion during the reporting period included the following subjects:

The Washington County Development Authority continues to contract with Sunrise County Economic Council to provide administrative and bookkeeping services.

Upon the Authority's request, the EPA granted an extension of the Brownfields Clean Up Grant for the Recreation Building. The Authority continues to work with the EPA, Maine DEP, and Sevee & Maher Engineers to plan for the partial clean-up and possible re-use of the Recreation Building.

WCDA trustees, Maine DEP, EPA, and Sevee & Maher met with the US Navy around funding for the clean-up of the Recreation building. The Navy's current position is that there is no funding from the Navy for the clean-up of the Recreation Building for the foreseeable future.

The Authority sought additional funding for the Administration Building and are now currently working with Sunrise County Economic Council (SCEC) and TRC Companies Inc. (TRC) with funds from a Brownfields Assessment Grant awarded to SCEC. This grant is for a Phase I and Phase II assessments of the Administration Building. There has been a field visit done at the Admin Building by the EPA, TRC, DEP, SCEC and WCDA.

TRC has also secured the Admin Building by sealing open doorways to the building.

Through a public bid process, the Authority selected Machias Glassworks to replace the doors on the Warehouse and the Chapel. Machias Glassworks completed the work at a cost of \$13,000.

The Authority also put bids out for general repairs this year and the following work has been completed on the Recreation building: roof repairs, replacing broken windows and door, removing overgrown vegetation, general debris removal inside the building and secured the building from any leaking. Total cost \$48,239.50

During the year, the Authority had continued to manage the commercial buildings at the de-commissioned Cutler Base. The WCDA continues to lease space for several small Maine businesses and as of September 30, 2024, all the space that can be leased on the

The Authority has been working closely with an interested developer. At the time of the report, negotiations are still in the early stages.

Receipts and Expenditures

See attached Financial Statement

Property Transactions

The WCDA did not sell or buy real estate this year.

Proposed and Projected Activities

Sunrise County Economic Council and Washington County Government have provided what staff support they can, but the Authority's Trustees are handling much of the day-to-day management of the property as volunteers.

The Authority's sole source of income is rent, which has been entirely used for the maintenance and repair of the property.

The Authority will be expending the current Brownfields Grant award in 2025 and applying for additional funding.

Recommendations

1. The Authority requests the Governor, Honorable Janet T. Mills, to appoint additional Trustees to the Washington County Development Authority's Board and that the Commissioner of Economic and Community Development appoint a designee to the Authority's Board of Trustees.

Attachments:

Financial reports: WCDA Annual Income Statement

Respectfully Submitted,


Renée Gray, WCDA Chair

Washington County Development Authority
Statement of Revenues and Expenditures - Detail - Unposted Transactions Included In Report
From 10/1/2023 Through 9/30/2024

	Current Period Actual
Operating Revenue	
Grant Revenue	17,087.72
Investment Income	9,137.14
Other Income	65,225.00
Total Operating Revenue	91,449.86
Total Revenue	91,449.86
Expenditures	
Program Expenses	31,546.22
Professional Fees	4,814.83
Occupancy	2,451.49
Maintenance & Repairs	12,264.11
Miscellaneous	1,606.00
Total Expenditures	52,682.65
Net Revenue Over Expenditures	38,767.21

Washington County Development Authority

Balance Sheet
As of 9/30/2024

	<u>Current Year</u>	<u>Prior Year</u>	<u>Current Year % Change</u>
Assets			
Current Assets			
Cash & Cash Equivalents			
Checking Account	133,277.84	109,373.78	21.86
Camden CD	<u>103,826.78</u>	<u>87,000.00</u>	<u>19.34</u>
Total Cash & Cash Equivalents	<u>237,104.62</u>	<u>196,373.78</u>	<u>20.74</u>
Total Current Assets	237,104.62	196,373.78	20.74
Long-term Assets			
Property & Equipment	<u>81,500.00</u>	<u>81,500.00</u>	<u>0.00</u>
Total Property & Equipment	<u>81,500.00</u>	<u>81,500.00</u>	<u>0.00</u>
Total Long-term Assets	<u>81,500.00</u>	<u>81,500.00</u>	<u>0.00</u>
Total Assets	<u><u>318,604.62</u></u>	<u><u>277,873.78</u></u>	<u><u>14.66</u></u>
Liabilities			
Short-term Liabilities			
Accounts Payable			
Accounts Payable	<u>1,963.63</u>	<u>0.00</u>	<u>100.00</u>
Total Accounts Payable	<u>1,963.63</u>	<u>0.00</u>	<u>100.00</u>
Total Short-term Liabilities	<u>1,963.63</u>	<u>0.00</u>	<u>100.00</u>
Total Liabilities	<u><u>1,963.63</u></u>	<u><u>0.00</u></u>	<u><u>100.00</u></u>
Net Assets			
Beginning Net Assets			
Net Assets	188,279.76	188,279.76	0.00
Current YTD Net Income			
	<u>128,361.23</u>	<u>89,594.02</u>	<u>43.27</u>
Total Current YTD Net Income	<u>128,361.23</u>	<u>89,594.02</u>	<u>43.27</u>
Total Net Assets	<u><u>316,640.99</u></u>	<u><u>277,873.78</u></u>	<u><u>13.95</u></u>
Total Liabilities and Net Assets	<u><u>318,604.62</u></u>	<u><u>277,873.78</u></u>	<u><u>14.66</u></u>

January 28, 2025

The Honorable Janet T. Mills
Governor of the State of Maine
State House Station #1
Augusta, Maine 04330

Subject: Annual Report of MRRRA for the year ending December 31, 2024

Dear Governor Mills:

Pursuant to 5 MRSA §13083-S, I am writing to update you on the activities of the Midcoast Regional Redevelopment Authority (MRRRA) and the remarkable transformation of the former Naval Air Station Brunswick and its Topsham Annex.

The Midcoast Regional Redevelopment Authority, a component unit of the State of Maine, is a municipal corporation created by Maine law, 5 MRSA §13083-G, and charged with the responsibility to acquire and manage property at the former Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex and to facilitate the rapid redevelopment of properties in order to recover from economic and employment loss as a result of base closure. The first meeting of the MRRRA Board of Trustees was held on September 27, 2007.

As the following key performance indicators illustrate, the NAS Brunswick redevelopment effort is proceeding on the course originally envisioned by the Reuse Master Plan; at a much faster pace than originally projected. We have clearly established Brunswick Landing as *Maine's Center for Innovation* and an incredible asset for the growth of both the Mid-coast and Maine economy. Some of the key success metrics of the redevelopment effort since the base closure include:

Redevelopment Achievements

- ❑ **One hundred thirty-two public and private entities** now call Brunswick Landing and the Topsham Commerce Park home. Nearly 40% of these entities did not exist in Maine before.
- ❑ **2,287 new jobs** have been created at Brunswick Landing to date. It should also be noted that there are 120 Maine Army National Guard members and 124 Marine Corps Reservists assigned to their units at Brunswick Landing bringing the **total employment to 2,411**.
- ❑ TechPlace, our technology business incubator, is home to **thirty-eight early-stage technology businesses, with 95 current employees**. Resident businesses exist in all six target business sectors: aerospace, advanced materials, information technology, cleantech, and life sciences. To date, TechPlace has graduated twenty-five businesses nearly all of which have remained in Maine. Collectively those graduates have created 450 jobs.

- ❑ **Over \$272,555,464 in new taxable property valuation** has been added to the property tax rolls in the town of Brunswick and \$7,894,000 in Topsham. **This new valuation has generated new property tax revenues for FY 2025 in Brunswick of \$6,500,447 and \$98,675 in Topsham.**
- ❑ Since the approval of the Public Benefit Conveyance (PBC) and the signing of the Economic Development Conveyance (EDC) Purchase and Sale Agreement in 2011, **the Navy has transferred 1,959.38 of the 2,257.92 acres** we are slated to receive through deed transfer or Lease in Furtherance of Conveyance. MRRA has now received 969.72 (77.25%) of the 1,255.32 acres of the non-airport property and 989.66 (98.71%) of the 1,002.6 acres of airport land. The Navy did not transfer any property in 2024 to MRRA.
- ❑ Since 2011, MRRA has **sold fifty-six buildings** and 658.42 acres of land to twenty-two private sector developers and several individual businesses for active redevelopment purposes. This year MRRA sold 18.95 acres (lots 11A, 64 and 65) to Priority Real Estate of Tospham, Maine.
- ❑ MRRA and our partnership with Brunswick Landing MHC USA, LLC currently lease 133,021 square feet of the 141,653 square feet available or an **occupancy rate of 94% in nine EDC acquired buildings and two buildings MRRA built.** There are four other EDC buildings that serve utility needs totaling 770 square feet.
- ❑ There are currently **1,470 housing units** occupying the former base properties, 502 of which have been constructed since 2018, providing critical housing supporting the regional workforce.
- ❑ In 2024, Brunswick Landing Ventures completed construction of 118 new apartment units near the entrance of Brunswick Landing on Admiral Fitch Avenue, known as Atlantic Point.
- ❑ In 2024, Katahdin Property Management completed the construction of a 63-unit building off Admiral Fitch Avenue that contain advanced heat pumps, electric-vehicle chargers, underground parking and solar panels. A total of 20% of the units have been reserved for affordable housing.
- ❑ GreenTech Renewables, a national solar distribution company began construction of a 100,000 square foot building at Brunswick Landing just behind the Martin’s Point Healthcare building. Construction is expected to be complete in the fall of 2025.

A. Description of the Authority's Operations

The year 2024 was another busy, challenging and successful year for MRRA. MRRA continues to work hard to enhance the redevelopment of Brunswick Landing to be a catalyst for the State's economic growth. Our business development efforts continue to focus on quality job creation in our targeted industries: aviation/aerospace, clean technology, composites, information technology, biotechnology, and education.

The Midcoast Regional Redevelopment Authority reached a number of important milestones in 2024. Consistent with MRRA's adopted *2024 Strategic Business Plan for Brunswick Landing and Topsham Commerce Park*, this past year's performance on those objectives includes the following accomplishments:

- ❑ On October 7 Executive Director Kristine Logan gave her notice to the Board of Trustees. Her final day of employment was October 18, 2024. In a statement from the Board, it noted that Kristine had been “an outstanding leader, guiding MRRA through a period of tremendous

growth and transformation and is highly respected by the Board, staff and many in the community.”

- ❑ The Board of Trustees elected the following officers: Chair – H. A. Nichols, Vice Chair – John Peters, Treasurer – Jonathan Crasnick and Secretary – Barry Valentine at its October 10th Annual Meeting.
- ❑ The Board hired former Executive Director Steven H. Levesque as the Interim Executive Director to lead the response to the August 19 AFFF release and coordinate the recruitment effort for a new Executive Director.
- ❑ MRRRA hired Daniel Knowles to work one day a week for MRRRA as a Financial Process Manager. Daniel is the CFO of the Brunswick Topsham Water District (BTWD) and has an extensive background in writing financial and data management software programs to assist MRRRA in streamlining its financial management system, including utility meter reading and billing. Hired Margaret Dwinall, a recent graduate Sacred Heart College of as the new Administrative Assistant at TechPlace.
- ❑ In January of 2024, the Midcoast Charitable Foundation of Maine, a 501(c)(3) subsidiary of MRRRA provided \$35,000 in grants to fourteen local area not for profit agencies. This brought the total grants awarded by the Charitable Foundation in its thirteen-year history to \$163,702.
- ❑ Launched a completely new and updated website in 2024 moving from www.mrra.us to www.brunswicklanding.us.

In FY 2024, MRRRA signed the following new leases:

- ❑ Maine Instrument Flight
- ❑ Maine Space Corporation
- ❑ Newton Dynamics
- ❑ Tri-mont Engineering

And Brunswick Landing Realty Development Corporation signed the following eight new User Agreements for space in *TechPlace* in 2024:

- ❑ Bird Dog Innovations
- ❑ Casey Warner
- ❑ Fathom Fishing, Inc.
- ❑ Ickes Group, LLC
- ❑ Merrymeeting Shellfish Company, LLC
- ❑ Ocean Innovation Eco Solutions, LLC
- ❑ Promin Aerospace
- ❑ Spruce Enterprises LLC d/b/a LAM Inflatables



TechPlace has been a valuable resource in growing Maine’s economy having graduated the following twenty-five businesses since its creation:

- ❖ Altha Technology
- ❖ AO Cyber Security
- ❖ Arcadia Alliance
- ❖ Atayne
- ❖ BluShift Aerospace
- ❖ Captive Drone
- ❖ Fiddlehead Designs
- ❖ Go Babe
- ❖ Griffin LLC
- ❖ Harbor Technologies
- ❖ InSphero Manufacturing
- ❖ JMH Associates LLC
- ❖ Maritime Surveillance Associates
- ❖ Mobility Technologies
- ❖ Plant & Flask
- ❖ Running Tide
- ❖ Savoie Composite Solutions
- ❖ STARC Systems
- ❖ TanBark, LLC
- ❖ The Maine Extraction
- ❖ Thrivant Health
- ❖ VALT Enterprises, Inc.
- ❖ Village Green Ventures
- ❖ Vivid Cloud Development Services
- ❖ Wireless Sensor

Brunswick Executive Airport

- ❑ Since its inception in 2011, Brunswick Executive Airport (BXM) has played a key role in supporting the regional and state aviation needs. BXM has become an integral asset to Maine’s aviation system and an important base for the future growth and development of Maine’s aerospace future. In 2024, flight operations have totaled just over 25,000. The large runways, ramps, and hangars make the airport an appealing place for aviation related companies to fly, work and train, the small town feel and welcoming accommodations make it a preferred destination for private travelers. Target sectors for BXM include large aircraft maintenance, general aviation, flight training, advanced aviation mobility, new space and aerospace research and development.
- ❑ MRRRA manages twenty buildings at Brunswick Executive Airport (BXM) acquired through a Public Benefit Conveyance from the Navy and two additional hangar facilities MRRRA constructed (Hangar 7 and T-Hangars). A total of 793,421 square feet is available to rent. MRRRA leases 489,222 square feet with an occupancy rate of 61%.
- ❑ This fiscal year the Brunswick Executive Airport was awarded \$779,891 from the Federal Aviation Administration and a state match of \$43,327.28 from the Maine Department of Transportation to fund the following projects:

		<i>Federal</i>	<i>MaineDOT</i>
AIP 049	Bi Partistain Infrastrucxture Legislation (Airport Master Paln Update)	\$216,573.00	\$12,031.83
AIP 050	AIP Share (Airport Master Plan Update)	\$134,508.00	\$7,472.67
AIP 051	Design of Customs Faciliy	\$428,810.00	\$23,822.78
		\$779,891.00	\$43,327.28

- ❑ The Great State of Maine airshow returned to Brunswick on August 3 and 4 bringing with it an excitement and economic impact that will carry beyond the Brunswick area with over 20,000 spectators. The increase in flight operations and fuel sales have several contributing

factors. Several flight schools located at BXM, increased corporate and private traffic, and the aircraft maintenance facilities to name a few.

- ❑ To date, MRRRA, the Federal Aviation Administration, and MaineDOT have invested \$14.5 million in the transition of a former military airfield into a general aviation airport and over \$20.2 million in upgrading airport buildings to grow the aviation and aerospace industries in Maine including the construction of a ten-unit T-Hangar building and a 15,867 square foot box hangar.
- ❑ Brunswick Executive Airport is the home to the Maine Space Corporation and the University of Maine at Augusta's (UMA) aviation campus, which hosts crewed and un-crewed pilot flight programs, and an aviation maintenance technician program. Plans are underway to start an air traffic control school program, utilizing the Navy's former air traffic control facility.
- ❑ In 2022, the University of Maine at Augusta and MRRRA partnered in a successful \$400,000 Congressional Direct Spending Earmark to establish the state's first FAA certified Aircraft Maintenance Technician School housed in Hangar 6. The AMTS certificate program is a 5-semester, 55-credit-hour course that prepares students for the FAA Airframe and Powerplant Certification. The first class began in September of this year with twenty-five students.
- ❑ In 2023, MRRRA received a \$428,810 Congressional Direct Spend allocation to design and permit a small US Customs facility to support the needs of area businesses, colleges and visitors.
- ❑ In 2024, MRRRA engaged Dubois & King to assist in the update of BXM's Airport Master Plan, which involves substantial public engagement.
- ❑ Completed the installation of six new hangar doors for Hangar 6 which were damaged during the winter storms of January 2023. Completed the installation of new fire alarm panels in TechPlace and hangar 5 and foam panel in Hangar 6.
- ❑ Completed the Customs and Border Protection Feasibility Study prepared by McFarland Johnson which was determined to be feasible as a User Fee Airport for Customs. A customs facility at Brunswick Executive Airport will assist in stimulating further economic growth by facilitating the flow of goods and services across our borders, supporting businesses, creating jobs, and boosting tourism and local economies.
- ❑ Completed the demolition of Building 9 on the corner of Admiral Fitch and Orion and the Dyers Gate, the former southern gate for NAS Brunswick.
- ❑ The Airport Master Plan Update began this fall, which is being led by the engineering firm of Dubois King.

Environmental Management and Conservation

- ❑ MRRRA actively manages its properties in an environmentally sensitive manner, with a focus on sustainability and using "smart growth" principles. It works closely with the communities, the US Navy, the Maine DEP, the EPA and others to manage the environmental remediation program of the former base and is engaged in active future planning activities. 100% of the

electric power on the Brunswick Landing campus is derived from renewable sources, with several on-campus sources.

- ❑ Remediation of the former Picnic Pond stormwater retention system by dredging contaminated soils containing chemical of concern in Ponds A and B and Picnic Pond by the United States Government Navy BRAC Office was completed in June.
- ❑ In October, the Navy completed the annual Land Use Control (LUC) inspections at Brunswick Landing to assure that property owners are in compliance with the LUCs as directed by the Navy and US EPA's Finding of Suitability for Transfer (FOST) and Record of Decision.
- ❑ Over 1,200 acres of land with frontage on Harpswell Cove has been reserved for conservation and recreation purposes through a Public Benefit Conveyance to the Town of Brunswick through the Department of Interior. An additional 188 acres on the West side of the former base (adjacent to the Brunswick Commons) are being transferred to the Town of Brunswick for open space and passive recreation purposes.

Utilities and Infrastructure

- ❑ MRRA inherited a significant bundle of utility and infrastructure systems from the Navy, including: 27 miles of roadways, streetlight and stormwater systems; 17 miles of water and wastewater pipes and multiple related pump stations; and over 15 miles of electric lines, poles and transformers. Since 2012, MRRA has invested more than \$9.83 million in utilities and other public infrastructure.
- ❑ On July 21, 2021, MRRA became a regulated public electric utility per order of the Maine Public Utilities Commission. Electric power provided to Brunswick Landing customers comes from 100% renewable energy sources. In Q1 2024, Viridi acquired a legacy biosolids digester plant at Brunswick Landing with the intent to transform the site into an industry-leading waste-to-RNG facility. In January of 2019, a \$3 million 1.5-megawatt solar farm owned by Diversified Communications began generating electricity for the campus. The solar farm is currently generating about 12% of the energy needs of the campus. The Brunswick Landing Electric Utility purchases the balance of its energy supply under a contract for renewable energy with NextEra Energy.
- ❑ In June of 2019, MRRA transferred the entire gravity sanitary sewer system to the Brunswick Sewer District. In December of 2021 MRRA finished the reconstruction of three sanitary sewer pump stations (Theater Lift Station, Public Works Lift Station and Hangar 6 Lift Station) at a cost of \$1.47 million and transferred these new facilities and over 9,505 feet of sanitary sewer gravity mains over to the Brunswick Sewer District. This year MRRA transferred the Woodland Pump Station valued at \$981,251 to the Brunswick Sewer District on January 1, 2024 and the Mariner Pump Station valued at \$992,144.76 on June 30, 2024. MRRA is now officially out of the sanitary sewer collection business.
- ❑ Since October 1, 2011 MRRA has operated a potable water distribution system. The water utility today serves 188 water customers. On November 4, 2024, the MainePUC issued an order that the Authority to file within 120 days a rate schedule and terms and conditions, for any water service provided by the Authority and become a regulated public water distribution service.

- ❑ MRRA has a pending \$4,500,000 CDS request to upgrade Admiral Fitch Avenue and Orion Street for transfer to the Town of Brunswick. This request has been approved by the Senate Appropriations Committee and is now awaiting full congressional approval.
- ❑ Prepared and submitted a Ten-Year Climate Action Plan to the MainePUC that included specific actions for addressing the expected effects of climate change on the utility's assets needed to transmit and distribute electricity to its customers on behalf the Brunswick Landing Electric Utility District in compliance with 35-A MRSA§3146.
- ❑ In October, Crooker Construction began work on the Katahdin Project to extend water and sewer utilities to approximately fifteen acres of developable land. Starc Systems, a graduate of TechPlace, will be constructing a new 100,000 square foot manufacturing facility to manufacture innovative temporary containment wall systems that eliminate the disruption of renovation project.
- ❑ Performed quarterly inspections of our Stormwater Pollution Prevention Plan.

August 19 Aqueous film-forming foam (AFFF) Release in Hangar 4

One the morning of August 19, 2024, a fault in the fire suppression system at hangar 4 triggered an accidental release of 1,450 gallons of aqueous film-forming foam (AFFF) mixed with approximately 50,000 gallons of water. AFFF is a National Fire Protection Association approved fire suppressant used to fight flammable liquid fires. It is made by combining fluorinated surfactants with foaming agents, and when mixed with water, it creates a film that cuts off oxygen to the fire. AFFF contains PFAS (per- and polyfluoroalkyl substances), toxic chemicals known to negatively impact human health and do not easily break down in the environment, waterways, wildlife, or human bodies. PFAS are linked to negative health impacts in humans, including cancer.

Clean up began immediately under the direction of the Maine Department of Environmental Protection, the United States Environmental Protection Agency Region 1 office, the United States Coast Guard, the Brunswick Fire Department and MRRA staff under a Unified Command structure working with our environmental clean-up contactors, Clean Harbors and Republic Services. The Unified Command reviewed possible mitigation strategies and determined that it would use foam removal as the primary recovery method. Operations were laid out for cleanup of the hangar, the three affected planes, TechPlace affected industrial spaces, hangar office spaces, and discharges that entered into the sanitary sewer collection system through the oil/water separator, stormwater drains and stormwater retention ponds. Four vacuum trucks were also sent to remove foam from the surface water detention ponds affected by the spill, and any water collected during the response that was affected by PFAS was sent off to an EPA certified disposal facility.

In response to this incident MRRA worked to complete the following tasks:

- ❑ Continued to work with Navy, US EPA and Maine DEP on PFAS issues, including testing results, state and federal action protocols and potential short and long-term solutions. Held discussions with staff of Brunswick Fire Department and State Fire Marshall's office on risk assessment and long-term fire suppression solutions.
- ❑ Received confirmation from the Brunswick Fire Department that the plan of corrective actions for hangar fire suppression in hangars is complete.
- ❑ Retained Poole Fire Protection Associates of Olathe, Kansas to conduct a Route Cause Analysis regarding the AFFF release in Hangar 4. Results are expected in February.

- ❑ Engaged Poole Associates to a full Risk Assessment and of Hangars 4, 5 and 6 and to develop an interim monitoring plan for those hangars. Held kick-off meeting with company early December and stakeholders and staff and tenants. Currently working with hangar tenants to respond to a 29-page questionnaire to assist Poole Associates with its analysis. Poole is expecting to conduct a site visit and walk-through the week of January 27.
- ❑ Responded to the October 1 Request for Information Pursuant to Section 308 of the Clean Water Act from the United States Environmental Protection Agency on December 16 in a sixteen-page letter and more than six hundred pages of documentation.
- ❑ On September 30, 2024, Senators Angus King and Susan Collins and Representative Chellie Pingree sent a letter to Navy Secretary Carlos Del Toro asking for assistance in the cleanup at Brunswick Executive Airport.
- ❑ Since MRRA acquisition of the airport in 2011 and the emergence of PFAS containing chemicals as an “emerging containment” MRRA has, on multiple occasions, sought guidance from the EPA, MEDEP, FAA and US Navy on how best to address the AFFF systems in the hangars and PFAS on campus.¹
- ❑ Engaged Sevee and Mahar Engineers, Inc. (SME) to aid MRRA staff in updating MRRA’s current Stormwater Pollution Prevention Plan (SWPPP) and to develop a specific PFAS Spill Prevention, Control and Countermeasure (SPCC) plan for the hangars at the Brunswick Executive Airport to address new management protocols for AFFF releases. This protocol is expected to be the first of its kind in the State of Maine and possibly the nation. Also continued to seek guidance recommendations from USEPA, Maine DEP, the US Coast Guard, and the US Navy and others on national PFAS spill management protocols and best management procedures.
- ❑ Working with Safespill representatives of Houston, Texas on refining a project proposal and exploring funding solutions for new fire suppression technology that does not require AFFF. Safespill, is a leader in environmentally safe fire protection systems utilizing a flooring system, also known as an ignitable liquid drainage floor assembly, that extinguishes aviation related fires without the use of foam. In 2022 the National Fire Protection Association (NFPA) amended Code 409 related to Industry Standard on Aircraft Hangars to add Ignitable Liquid Drainage Floor Assemblies as an approved fire suppression technology in lieu of foam in airport hangars.
- ❑ The Navy completed the removal of the balance of AFFF from Hangar 4 on November 6, 2024.
- ❑ Actively seeking funding opportunities for AFFF replacement technologies from federal and state entities including a request to the Federal Aviation Administration for an emergency reentry request into the Military Airport Program to provide funding for the removal of AFFF at the Brunswick Executive Airport. Also sent an appropriation request to Governor Mills on

¹ See Brunswick Executive Airport Stormwater Pollution Prevention Plan, December 2021 regarding MRRA’s identification of PFAS and partnership with the Navy to install a granulated activated carbon filter system for treatment of PFAS contaminated groundwater discovered during construction activities. See MRRA letter of October 20, 2019 to Department of Navy regarding Final Sediment Study on the four stormwater retention ponds raising the concern of the emerging containment (PFOS and PFOA), See MRRA letter of September 29, 2020 to MaineDEP requesting a partnership on the development of restoration plan for the stormwater retention system and request to evaluate the contaminant of concern, PFAS. See MRRA letter of February 1, 2023 to Navy BRAC PMO Office requesting the redirection of EDC Covenant payments to the Navy by MRRA instead to PFOS/PFOA clean up issues at Brunswick Landing.

October 28 seeking assistance on removing AFFF from hangars at BEA and providing newer and safer fire suppression technology at Brunswick Executive Airport.

- ❑ Meetings have been held with Maine Congressional delegation staff providing them with information regarding the AFFF discharge and requested a letter of support for MRRRA's application to reenter the FAA Military Airport Program.
- ❑ On December 26, Interim Executive Director, Steve Levesque sent a communication to Senate President Mattie Daughtry, Representative Daniel Ankeles and Representative Poppy Arford recommending that the Brunswick legislative delegation sponsor legislation to fund the recommendation coming out the State PFAS Task Force Report (January 2020)² for a state wide bond issues to assist Maine airports and fire departments in removing AFFF. On March 6, 2019 Governor Janet Mills created the Governor's Task Force on the Threats of PFAS Contamination to Public Health and the Environment, five years before PFAS was designated as a CERCLA contaminant. The Task Force
- ❑ As a steward of the facilities and environment at Brunswick Landing MRRRA has raised its concern about the presence of PFAS/PFOA in its hangars and legacy contamination on the property. On October 22, 2019, Deputy Director Jordan wrote a letter to Paul Burgio of the Navy BRAC office about the presence of PFOS and PFOA on campus, but not included or considered in the Picnic Pond Sediment Study.

Eleven months later, Steve Levesque wrote a letter to MaineDEP Commissioner Melanie Loyzim proposing a partnership with US EPA, MaineDEP, Maine Department of Inland Fisheries and MRRRA to develop a more comprehensive stormwater management program to address wholistically environmental stewardship.

On February 1, 2023 Kristine Logan wrote a letter to Thuane Fielding, of the Navy BRAC office requesting the redirection of Navy Covenant Agreement payments to the Navy to allow MRRRA to address the critical issue of PFOS and PFOA contamination. Ceasing these payments, she wrote would provide MRRRA with the necessary funds to invest in cleanup of the soil and water, mitigation efforts needed to continue projects, and to begin the process of restoring the environment and protecting public health. As a result, MRRRA would be able to make a meaningful impact on the community and demonstrate its commitment to the health and well-being of community members. None of these redirectional efforts were successful.

As of December 31, 2024, the total cost of invoiced work was \$681,891.74 with MRRRA having paid a total of \$490,843.57 with payments to Clean Harbors, Republic Services, Sunbelt Rentals, Thayer Corporation, Floor Systems and Version. There is also an additional loss revenue with the impact on Hangar 4 tenant, Precision Aviation of \$99,253.36 who vacated its lease of Hangar 4, bringing the total to the \$781,145.10.

² Maine PFAS Task Force, *Managing PFAS in Maine*, State of Maine, January 2020. On March 6, 2019 Governor Janet Mills created the Governor's Task Force on the Threats of PFAS Contamination to Public Health and the Environment, five years before PFAS was designated as a CERCLA contaminant. The Task Force recommended funding from appropriate State accounts should be utilized, to the extent it is available, to fund sampling of drinking water systems, and to fund the investigation of PFAS contamination that threatens Maine's citizens. The Task Force also recommended a that the State introduce a bond initiative to raise money for the costs for PFAS sampling, analysis, remediation, and drinking water treatment.

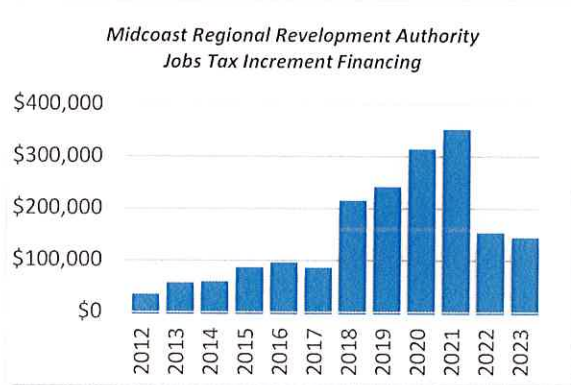
On January 8, 2025, the Maine Bureau of Risk Management provided a \$250,000 insurance payment, the policy limit for environmental remediation and clean up under MRRA's insurance policy with the State of Maine.

B. An accounting of the Authority's receipts and expenditures, assets and liabilities at the end of its fiscal year

Please find attached an Unaudited Financial Report for the period ending December 31, 2024. Also, please find attached a copy of the audited Financial Statements for the period ending June 30, 2024. The audit was conducted by Runyon Kersteen and Ouellette. These documents were presented to the Office of the State Controller for inclusion in the State financial statements for the period ending June 30, 2024. MRRA received an unmodified (clean audit) opinion letter for a sixteenth consecutive year.

It should be noted that MRRA does not receive a direct state appropriation as part of the General Fund Budget. MRRA's funds come from revenues from property sales, leases, common area maintenance charges and utility customers.

In 2009 the Legislature amended our enabling statute and created the Brunswick Naval Air Station Job Increment Financing Fund. These funds have been an important resource in promoting the rapid and successful redevelopment of Brunswick Landing. A large portion of the funds collected from income taxes paid by employees of Brunswick Landing businesses for tax year 2022 were unexpectedly withheld from MRRA. The Maine Revenue Service and MaineDECD did not consider remote workers as eligible workers under the statute. This resulted in a substantial reduction in financial support. In 2022, the State of Maine provided \$333,403.93 (tax year 2021); MRRA had projected and planned for a J-TIF revenue of \$350,000 for 2023. Instead, the State made a payment of \$134,311.71, due to the exclusion of remote workers hired by Brunswick Landing employers, which resulted in the elimination of a maintenance position at MRRA.



This year, the appropriation dropped even further, down to \$125,384.21.

Capital improvements projects are funded from a combination of aviation capital improvement funds from Maine DOT, the Federal Aviation Administration, tax increment financing revenue from the Town of Brunswick and revenues MRRA raises from property sales, leases, utility customers and common area maintenance charges.

In March 2013, the Town of Brunswick approved two tax increment financing (TIF) districts at Brunswick Landing. One district was designed to serve properties within the confines of the airport and a second district in the non-aviation area of the campus. The thirty-year TIF development program called for a revenue share of up to fifty percent of incremental tax revenue to invest up to a ceiling of \$15 million for various infrastructure upgrades at Brunswick Landing. On November 4th the Brunswick Town Council approved a request of \$1,629,900 in tax increment financing funding to support our annual capital improvement program, three credit enhancement agreements for aeronautical companies, and funding for a Fire Risk Assessment Study by Poole Fire Protection Company of Olathe, Kansas and a \$23,206 General Fund appropriation to support the Poole Study.

C. A listing of all property transactions pursuant to Section 13083-K

On February 7, 2011, the Navy and MRRRA signed the airport Public Benefit Conveyance (PBC) Agreement for 989.66 acres, including three large hangars, a number of aviation-related support buildings and revenue-producing facilities for the airport. Through subsequent amendments, the total expected PBC transfer is now 1,002.60 acres. The conveyance of title will come over time as properties that are determined to be suitable for reuse by the US EPA and MaineDEP through a Finding of Suitability to Transfer (FOST) and are then deeded from the Navy. Accordingly, not all the properties can be conveyed at the same time, but in phases as clean-up continues and FOSTs are issued. As of December 31, 2024, MRRRA has received a total of 989.66 acres of airfield property and nineteen buildings containing 627,516 square feet. As a condition of transfer from the Federal Aviation Administration and the Navy, land and buildings within the Airport property cannot be sold. MRRRA built a 10,000-square foot ten-unit T-Hangar and a 15,867 square foot box hangar. The Navy did not transfer any PBC property in 2024.

On September 14, 2011, the Navy signed a *Non-Binding Summary of the Acquisition Terms and Conditions for the Naval Air Station Brunswick, Maine by and between the United States of America and the Midcoast Regional Redevelopment Authority* (i.e., term sheet) for a total of 1,112 acres which would be transferred through an Economic Development Conveyance (EDC). Through subsequent amendments, the total expected EDC transfer is now 1,255.32 acres. MRRRA has received through Quit Claim Deed or Lease in Furtherance of Conveyance 969.72 acres from the Navy. The Navy did not transfer any EDC parcels in calendar year 2024.

As part of the EDC Agreement, MRRRA agreed to share annually with the Navy 25% of gross revenues from the sale or lease of EDC property after the receipt of the first \$7.0 million. The revenue share remains in place until gross revenues reach \$37.4 million. There is no revenue sharing in excess of \$37.4 million and less than \$42.4 million. The Authority is required to pay the United States Government 50.0% of gross real estate proceeds in excess of \$42.4 million until September 29, 2034. Through FY 2023, MRRRA has paid the United States Government \$9,186,348.49. On November 6, MRRRA requested that the Navy accept a deferral on the EDC payment of \$140,819.70 due to the cost of the AFFF release on August 19.

This year MRRRA sold 18.95 acres (lots 11A, 64 and 65) to Priority Real Estate of Topsham, Maine.

All the remaining properties at the former NASB and Topsham Annex will be conveyed from the United States Government to MRRRA once appropriate environmental clearances are obtained. It should also be noted that for properties within Brunswick Landing, if planned construction activities involve any soil displacement and/or potential contact with groundwater, the Navy, in consultation with USEPA and MaineDEP must provide approval before the Town of Brunswick will approve a construction permit. Applicants are required to complete the Brunswick Landing Construction Permission Request form available from the Navy or on the Permits and Applications page of the Town of Brunswick Planning and Development website. Completed forms are submitted to MRRRA for initial review and then forwarded to the Navy for review and approval. The Navy then notifies MRRRA when all permissions have been acquired. To date, fifty construction permit forms have been submitted and approved.

In 2020, the Navy installed a construction dewatering treatment system (CDWTS) to support construction activities by property owners at Brunswick Landing. Prior to treatment by the CDWTS, contractors are required to submit a treatment plan that is approved by the Navy, MEDEP, and USEPA. Since 2020 the system has treated 429,112 gallons of construction water.

Under CERCLA, if a remedial action results in CERCLA hazardous substances, pollutants or contaminants remaining at a site at levels that do not allow for unlimited use and unrestricted exposure, the site must be reviewed every five years by the Navy. Prior Five-Year Review Reports were signed in 2000, 2005, 2010, 2015, and 2020. The preparation of Sixth Five-Year Review Report was begun by the Navy in August. Per US EPA guidance, the review includes all CERCLA sites with signed RODs to ensure that implemented remedies remain protective of human health and the environment. Sites for the upcoming review will include Sites 1 & 3, Site 2, Site 7, Site 9, Site 12, Eastern Plume, Quarry Area, and the Picnic Pond Stormwater Retention System.

D. An accounting of all activities of any special utility district formed under Section 13083-L

On September 30, 2011, the Navy transferred all utilities on the base, including the electrical distribution system, the potable water distribution system, the sewer collection and pump station assets, stormwater collection system to MRRA.

Sanitary Sewer Collection System

On June 30, 2019, MRRA transferred the operation and sanitary sewer gravity collection system to the Brunswick Sewer District. With the completion of the upgrade to three sanitary sewer pump stations, MRRA transferred those facilities and over 3,900 linear feet of force mains to the Brunswick Sewer District on December 31, 2021. This year, MRRA transferred the recently completely reconstructed Woodland and Mariner's Sanitary Sewer Pump Stations to the Brunswick Sewer District completing the transfer of all sanitary sewer collection assets of MRRA to the District.

Brunswick Landing Electric Utility District

MRRA has been providing electrical distribution services at Brunswick Landing since 2011. In 2020, MRRA filed its Electrical Distribution Terms and Conditions to the Maine Public Utilities Commission to become a regulated municipal electric utility. The PUC approved our Terms and Conditions on July 21, 2021.

MRRA has been providing electrical distribution services at Brunswick Landing since 2011. In 2020, MRRA filed its Electrical Distribution Terms and Conditions to the Maine Public Utilities Commission to become a regulated municipal electric utility. The PUC approved our Terms and Conditions on July 21, 2021. With this order, the Midcoast Regional Redevelopment Authority had to move the July 1 fiscal year budget to a calendar year budget which began in January of 2023. The Brunswick Landing Electric Utility now serves 480 customers.

FirstLight is a customer of Brunswick Landing Electric Utility located at 14 Resilient Circle. On December 16, 2022, the Parties entered into an agreement by which MRRA would return a total of \$1,213,067.99 in the form of cash and bill credits to FirstLight for what was believed to be an error running from June 2015 to June 2022, resulting from the application of an incorrect meter multiplier at the FirstLight Facility as reported in last year's notes to the Financial Statement and Management Discussion and Analysis Memorandum. Under that agreement, MRRA made a payment January 3, 2023, in the amount of \$577,246.60 and then a monthly credit beginning January 1, 2023, in the amount of \$48,103.89 per month for all of 2023 and a final payment credit of \$58,576.71 in January of 2024. This would be funded by a loan from MRRA's Revolving Loan fund of \$577,246.68 (seven year note at an interest rate of 4.0% with payments beginning July 1, 2023).

On December 14, 2023, MRRA notified FirstLight that it believed the assumptions forming the basis for the 2022 Settlement Agreement were incorrect, and that MRRA subsequently believed that two of the FirstLight Facility's three metered interconnections should have been billed at a meter multiplier of

600:1 rather than the 240:1 meter multiplier identified by MRRRA in the 2022 Settlement Agreement. In the December 2023 Notice, MRRRA indicated that it would seek to collect from FirstLight the difference between amounts billed at a meter multiplier of 240:1 for the prior twelve months as compared to what MRRRA believed should have been billed at 600:1. The payment has been paid by First Light. The December 2023 Notice also indicated that MRRRA was requesting full return from FirstLight of the amounts paid or otherwise credited to FirstLight under the 2022 Settlement Agreement. A Settlement Agreement was signed in November providing a supplemental monthly payment of \$55,555.56 per month for eighteen months.

MRRRA signed a Wholesale Transmission and Distribution Agreement with Central Maine Power Company in November which will be presented to the MainePUC in the first quarter of 2025. MRRRA has also come to a tentative agreement with NextEra Energy to assume MRRRA's Regional Network Service (RNS) load through its ISO-NE Settlement Account of Open Access Transmission Tariff (OATT). The Independent System Operator (ISO) New England³ oversees the operation of New England's bulk electric power system and transmission lines, generated and transmitted by its member utilities. One of its major duties is to provide tariffs for the prices, terms, and conditions of the energy supply in New England.^[2]manage determine the price, terms and conditions of Energy Supply in New England.

Brunswick Landing Water Utility

Since October 1, 2011 MRRRA has operated a potable water distribution system. In 2021 MRRRA became a Designated Operator of a Public Drinking Water System by the Department of Health and Human Service's Office of Drinking Water Division. On August 30, 2023, the Maine Public Utilities Commission initiated, pursuant to 35-A M.R.S. § 1303(2), a formal investigation into MRRRA's water service operations at Brunswick Landing (Docket No. 2023-00209) to determine whether there were grounds for further investigation into MRRRA's water operations, particularly whether MRRRA was operating its water system as a "public utility," as that term is defined under 35-A M.R.S. § 102(22). The water utility serves 188 water customers. On November 4, 2024, the Commission issued an order that the Authority to file within 120 days a rate schedule and terms and conditions, for any water service provided by the Authority.

Brunswick Executive Airport

This year also marked MRRRA's fifteenth year of operating a regional general aviation airport, which is becoming a great asset for the Midcoast region, with over 25,000 takeoffs and landings in 2024. Over a period of twelve years, MRRRA received more than \$33.4 million in grants from the Federal Aviation and MaineDOT to convert a military airfield into one of the state's largest general aviation airports. For the first ten years of operation, Brunswick Executive Airport participated in the FAA's Military Airport Program, funding the conversion of a military airfield into a civilian general aviation airport without having to compete with other airports in the competitive Airport Improvement Program capital funding. Beginning in 2020, the airport was transferred into the FAA's competitive Discretionary Grant Program.

E. A listing of any property acquired by eminent domain under Sec. 13083-N

³ ISO-NE oversees the operation of New England's bulk electric power system and transmission lines, generated and transmitted by its member utilities. ISO-NE is responsible for reliably operating New England's 32,000 megawatt bulk electric power generation and transmission system. One of its major duties is to provide tariffs for the prices, terms, and conditions of the energy supply in New England.

No property was acquired by MRRA through its powers of eminent domain.

F. A listing of any bonds issued during the fiscal year under Sec. 13083-I

As part of the funding for the high-speed electric vehicle charging station, MRRA signed a five-year Promissory Note on February 21, 2024, with Maine Community Bank in the amount of \$200,000 at 7.5% with payments that began in September. As of December 31, 2024 no principal had been drawn from the loan account. This loan was secured by a \$200,000 deposit into a Certificate of Deposit at Maine Community Bank.

In 2020 MRRA had entered into three debt instruments. MRRA was approached by two tenants requesting larger rental space: Starc Systems and Vivid Cloud Development Services (formerly Here Engineering). Starc Systems was interested in moving into the southern bay of Hangar 5, leasing approximately 50,000 square feet. MRRA and Starc came to an agreement that MRRA would borrow funds to provide tenant designed build to suit renovations of hangar 5. MRRA borrowed \$350,000 on a five-year note from Mechanics Savings Bank at a rate of 4.72%. A loan agreement was signed in January of 2020 with an amortization schedule that began on April 16, 2020.

MRRA worked again with Mechanic Savings Bank to assist Vivid Cloud Development Services to expand its operations in Hangar 6 to a larger office area on the first floor. MRRA signed a ten-year Promissory Note on June 3, 2020, for \$325,000 at an interest rate of 3.99%.

Both lease agreements state that if the tenant leaves, the tenant will be responsible for the balance of the principal due on the loan that MRRA signed.

On October 30, 2023, the MRRA Board of Trustees authorized the acceptance of the \$831,368 of grant funding from Efficiency Maine Trust to purchase and install four direct current electric vehicle fast chargers at Brunswick Landing which will be located at 11 Atlantic Avenue adjacent to Wild Oats and FlightDeck Brewing. As part of the funding for the high-speed electric vehicle charging station, MRRA signed a five-year Promissory Note on February 21, 2024, with Maine Community Bank in the amount of \$200,000 at 7.5% with payments scheduled to being in September. As of December 31, 2024, no principal had been drawn from the loan account as there has been a delay in the delivery of the high-speed charging unit. This loan was secured by a \$200,000 deposit into a Certificate of Deposit at Maine Community Bank. The debt service would be retired through fees collected through credit card purchases at the point of sale.

On June 18, 2020, Brunswick Landing MHC USA, LLC, a partnership which is owned 99% by the Midcoast Regional Redevelopment Authority closed on the refinancing of debt with Bangor Savings Bank on the 79,600 square foot build to suit medical devise manufacturing facility for Molnlycke Healthcare USA with Norway Savings Bank following a request for bids from six Maine banks. Brunswick Landing MHC borrowed \$7,714,311.17 on a note that will mature on March 18, 2033.

G. A statement of the Authority's proposed and projected activities for the ensuing year

Please find attached a copy of MRRA's current Business Plan. A new business plan for 2025 will be presented to the Board of Trustees later this spring following the appointment of a new Executive Director.

H. Recommendations regarding further actions that may be suitable for achieving the purposes of this article.

Jobs Tax Increment Financing

The Midcoast Regional Redevelopment Authority would once again express our concern and seek your support regarding a recent change in the revenue-sharing arrangement under the Job Tax Increment Financing program contained within 5 MRSA 13083-S.1. Historically, MRRA has received 25% of income taxes paid by employees of businesses located at Brunswick Landing. This arrangement has been a crucial source of revenue for our organization, enabling us to carry out important community and economic development initiatives in the region. Last year we were informed that the State of Maine has decided not to share this revenue with us for employees working from home for the businesses established at Brunswick Landing, resulting in a significant 66% reduction in our anticipated income.

We understand the need for fiscal responsibility and recognize that the state's priorities may shift over time. However, we believe it is essential to consider the broader economic impact of such decisions, especially in the context of the evolving nature of work, which increasingly involves remote and flexible arrangements.

The employees working from home continue to contribute to the economic vitality of Brunswick Landing, and their efforts have a positive impact on the community as a whole. These individuals are still an integral part of the Maine workforce, and we believe it is fair and equitable for the revenue-sharing agreement to encompass all employees, regardless of their physical work location.

We kindly request that the State of Maine reconsider its decision and reinstate the revenue-sharing arrangement for all employees, including those working from home. This adjustment is crucial for maintaining the financial stability of MRRA and ensuring that we can continue to support the economic growth and development of the Midcoast region.

Appropriation Request Removal of Aqueous Fire Fighting Foam (AFFF)

On October 28 Chair Herman Nichols sent a letter on behalf of MRRA, a quasi-state agency with a request for appropriation to assist MRRA in removing and replacing the existing Aqueous Fire Fighting Foam (AFFF) systems containing PFAS containing substances in the three large aircraft hangars at the Brunswick Executive Airport, the former Brunswick Naval Air Station. On April 19, 2024 US EPA designated two of the most widely used per- and polyfluoroalkyl substances (PFAS) — perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), including their salts and structural isomers — as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) presenting a risk to human health and the environment. MRRA inherited these legacy systems as part of the 2005 BRAC law. Now that PFAS has been designated a CERCLA contaminant MRRA has been seeking alternative fire suppression technologies for those large hangar facilities and has identified a technology known as ignitable liquid drainage floor assembly (manufactured by SafeSpill) which is being deployed in numerous military and non-military hangars, which doesn't involve the use of any AFFF systems, and which meets the Federal fire code specifications. The estimated cost of removal of the legacy AFFF and the new floor system is \$21.9 million.

State Bond Issue to Implement State PFAS Task Force Recommendation

Third, MRRA needs financial assistance to fund the removal of PFAS materials from hangar fire suppression systems. We are requesting that you consider the recommendation of your PFAS Task

Force for a statewide bond issue to support remediation of PFAS, the recommendation was not enacted, nor funded by the Legislature. Had they been, the August 19, 2024, release and other related PFAS foam management issues throughout the state may not have occurred. As you know, this is a rapidly growing problem for Maine's communities, with solutions that far exceed their funding capabilities. In addition to Brunswick, there are several airports in Maine who have the legacy "PFAS containing" AFFF systems.

Life Science Incubator

And finally, we intend on continuing to pursue is the development of a life science incubator center at Brunswick Landing and a partnership with the State of Maine will be critical to this effort. Life sciences are among the fastest-growing industries in Maine and play an increasingly important role in Maine's economy. This diverse industry contributes over 7,400 jobs to the state's economy, demands an average annual salary of \$95,000, is responsible for over \$1.5 billion to the state's GRP, and represents 5% of Maine's total exports. Over the last 5 years, life science job growth has shown a 14% increase, significantly outpacing the 4% job growth of all other industries in Maine combined and the data indicates these trends will continue in the years to come.

To assist in the growth of the life science industry, Maine needs to be able to support early stage and growth companies that are innovating in this sector. Companies focused on R&D and manufacturing need access to affordable lab space, equipment, funding, mentors, education, networking, and essential resources to allow them to commercialize life science discoveries.

I. A description of the MRRA's progress toward achieving the goals set forth in Section 13083-G:

1. *Short-term goal.* Recover civilian job losses in the primary impact community resulting from the base closure; (***Accomplished in 2015***)
2. *Intermediate goal.* Recover economic losses and total job losses in the primary impact community resulting from the base closure (estimated by the State Planning Office at \$140 million).

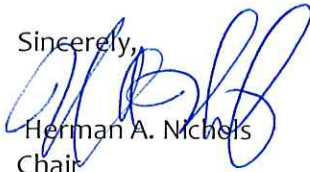
We have just started to review data this coming year and will evaluate how to best measure this metric against the State's impact analysis.

3. *Long-term goal.* Facilitate the maximum redevelopment of base properties (Reuse Master Plan estimated full build out potential of nearly 12,000 jobs).

Naval Air Station Brunswick employed 714 civilians at its Brunswick and Topsham sites at the time of the base closure announcement. After just 151 months from the official date of closing the base in May of 2011, there are over 2,411 individuals working at Brunswick Landing. The key to the success of the redevelopment effort is due, in large part, to the collaborative partnerships engaged in the effort, including, but certainly not limited to, you and the State of Maine, the Towns of Brunswick and Topsham, multiple federal agencies, the U.S. Navy, the businesses and real estate community who have invested into the project, and many others.

Thank you for your continued interest and support of this important economic development project for the State of Maine, which has become a critical asset to growing our economy. We look forward to collaborating with you and your administration.

Sincerely,



Herman A. Nichols
Chair

MARRA Board of Trustee

- cc. Heather Johnson, Commissioner, MaineDECD
- Susan Gresser, Executive Director, Legislative Council
- Joint Standing Committee on Housing and Economic Development
- Brunswick Legislative Delegation
- Brunswick Town Council
- Topsham Board of Selectman
- Julie Henze, Brunswick Town Manager
- Mark Waltz, Topsham Town Manager
- MARRA Board of Trustees
- Jamie Logan, *TechPlace* Director
- Jake Levesque, Innovation and Development Director, MARRA
- Woody Bartley, Utilities Director, MARRA

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER



132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

SEN. TERESA S. PIERCE
SEN. JILL DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

MEMO

To: Members, 132nd Legislative Council

From: Suzanne M. Gresser, Executive Director *smg*

Date: February 27, 2025

Re: Request from YMCA Youth and Government Program

I received a request from Lonney Steeves, Director of the Maine YMCA Youth in Government Program, regarding the scheduling of the 2025 Youth in Government Program. Mr. Steeves, on behalf of the Program, has requested permission from the Legislative Council to hold the annual Youth and Government Program in the State House Complex over the weekend preceding Veterans Day, beginning Friday, November 7th, and concluding Sunday, November 9th. Last year, the program involved 130 students from 14 different schools and YMCAs.

I have confirmed with the Secretary of the Senate and the Clerk of the House that the timing on this particular weekend will work for them, and I recommend that the Legislative Council once again authorize the Maine YMCA Youth and Government Program to hold its annual event in the State House Complex over that weekend.

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER



132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

SEN. TERESA S. PIERCE
SEN. JILL DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

MEMO

To: Members, 132nd Legislative Council

From: Suzanne M. Gresser, Executive Director *smg*

Date: February 27, 2025

Re: Recommendation regarding Legislative Council Appointment to Revenue Forecasting Committee

Under the Maine Revised Statutes, Title 5, §1710-E, the Revenue Forecasting Committee, or "RFC," is established to provide the Governor, the Legislature and the State Budget Officer with analyses, findings and recommendations relating to the projection of revenues based on economic assumptions recommended by the Consensus Economic Forecasting Commission. The law provides that, in addition to the Director of the Office of Fiscal and Program Review, the membership of the RFC include "another member of the Legislature's nonpartisan staff familiar with revenue estimating issues appointed by the Legislative Council." This role was most recently filled by OFPR Principal Analyst Marc Cyr; however, with Marc's recent retirement, there is currently a vacancy on the Committee.

I have attached OFPR Director Christopher Nolan's recommendation that the Legislative Council appoint OFPR Principal Analyst Luke R. Lazure to serve on the RFC as the nonpartisan legislative staff member familiar with revenue estimating issues. I fully support Chris's recommendation of Luke, and Chris and I are both happy to answer any questions you may have.

Attachment



MAINE STATE LEGISLATURE
OFFICE OF FISCAL AND PROGRAM REVIEW

5 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0005
Telephone: (207) 287-1635
FAX: (207) 287-6469

To: Suzanne M. Gresser, Executive Director

From: Christopher W. Nolan, Director 

Date: January 14, 2025

Re: Appointment to Revenue Forecasting Committee

With Marc Cyr's departure from the Legislature's non-partisan staff, the Revenue Forecasting Committee has an opening that is subject to Legislative Council appointment pursuant to Maine Revised Statutes, [Title 5, section 1710-E](#). Currently, the Legislature has two appointments to the Revenue Forecasting Committee. As the Director of the Office of Fiscal and Program Review (OFPR), I serve on the committee. The Legislative Council is charged with making the other appointment from a member of the Legislature's non-partisan staff who is familiar with revenue estimating issues.

I would like to recommend that the Legislative Council appoint Luke R. Lazure as the second Legislative appointment to the Revenue Forecasting Committee. Luke is familiar with revenue estimating issues having provided forecast information to the Revenue Forecasting Committee for the last ten years in his previous position as a Senior Legislative Analyst in OFPR. Luke is now OFPR's coordinator of the fiscal note process. As part of his responsibilities in this position, Luke will be tracking legislative changes to the revenue forecast. That focus would be a continuation of the role that Marc provided to the revenue forecasting process.

I would be happy to answer any questions you may have about this appointment and the revenue forecasting committee process. Thank you.

c. Luke Lazure

REP. RYAN D. FECTEAU
CHAIR

SEN. MATTHEA E.L. DAUGHTRY
VICE-CHAIR

EXECUTIVE DIRECTOR
SUZANNE M. GRESSER



132nd MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL

SEN. TERESA S. PIERCE
SEN. JILL DUSON
SEN. HAROLD "TREY" STEWART, III
SEN. MATTHEW HARRINGTON
REP. MATTHEW MOONEN
REP. LORI GRAMLICH
REP. BILLY BOB FAULKINGHAM
REP. KATRINA SMITH

MEMO

To: Members, 132nd Legislative Council

From: Suzanne M. Gresser, Executive Director *smg*

Date: February 27, 2025

Re: Legislative Council Policy on the Use of the State House Welcome Center

The Maine Revised Statutes, Title 3, §162, authorizes the Legislative Council to provide for the utilization of physical facilities in legislative space in the State House Complex. In accordance with this authority, over the years, the Legislative Council has adopted written policies on the permissible uses of various legislative spaces throughout State House Complex, including specifying in which spaces food and beverages may be consumed.

This session, we have seen a dramatic surge in requests to reserve committee rooms for organized events designed to provide information, briefings, and educational forums to legislators; these requests are usually accompanied by requests to serve food during such meetings. The sudden increase in such requests may result from changes to space in the Cross Office Building, including the altered status of the Cross Cafeteria; the loss of access to what used to be the "back room" of the Cross Cafeteria; and the unavailability of the Distance Learning space in Cross Office Building. Accommodation of requests to reserve committee rooms requires careful consideration of the affected Joint Standing Committee's schedule; the potential needs of other Committees for that space; permission from both the Committee Chairs; and permission from both Presiding Officers if the group requests to serve food. Unfortunately, as session goes on, it will become increasingly difficult to accommodate such requests without adversely affecting the functioning of the legislative committees.

One potential solution might be to increase the availability of meeting rooms in which the consumption of food is not completely prohibited. The State House Welcome Center might serve as a viable alternative, since its availability would be less tied to the timing of public hearings and work sessions; however, the Legislative Council Policy on the Use of the State House Welcome Center, which was adopted by the 127th Legislature's Legislative Council on March 24, 2016, provides that "(n)o food or beverages, except for water, may be consumed in the Welcome Center." If the Council wishes to consider a change to the policy to allow the consumption of food in the limited circumstance when that space is being used to provide information to legislators, I would be happy to prepare a draft.

Thank you for your consideration, and I am happy to answer any questions you may have.

SEN. MICHAEL D. THIBODEAU
CHAIR

REP. MARK W. EVES
VICE-CHAIR

EXECUTIVE DIRECTOR
GRANT T. PENNOYER



127TH MAINE STATE LEGISLATURE
LEGISLATIVE COUNCIL


SEN. GARRETT P. MASON
SEN. ANDRE E. CUSHING
SEN. JUSTIN L. ALFOND
SEN. DAWN HILL
REP. JEFFREY M. MCCABE
REP. SARA GIDEON
REP. KENNETH W. FREDETTE
REP. ELEANOR M. ESPLING

Legislative Council Policy on the Use of the State House Welcome Center

1. The Welcome Center is to be used for educational, noncommercial purposes related to the legislature or other governmental entities and for the benefit of the public.
2. Use of the Welcome Center requires advance reservation through the Executive Director's office. Requests may be accepted in person, in writing or electronically as long as the person is made aware of and agrees to the terms and conditions of use. The requestor must disclose the event and topic when requesting use of the room.
3. Reservations are subject to legislative priorities and may be changed or cancelled on short notice by the Executive Director's office. By requesting use of the Welcome Center, requesters agree to all terms and conditions of use of the room. Requestors will be notified by the Executive Director's office if the request is approved. Approval may be conditional.
4. Reservations may not be traded or transferred to others by persons holding the reservations. Requestors may not contact other persons who have reserved the room to attempt to change the reservation except as authorized by the Executive Director. Changes to reservations made without the involvement of the Executive Director's office will not be accepted.
5. Use is limited to a daily maximum of 2 hours except by approval by the Executive Director. When accepting reservations, set-up and take-down time must be considered. No one entity may dominate use of the Welcome Center.
6. The Welcome Center is closed when the State House is closed to the public except upon special arrangement with the Executive Director and only under compelling circumstances when it is in the public interest and facility security is provided.
7. The Welcome Center may not be used as conference room.
8. No food or beverages, except for water, may be consumed in the Welcome Center. No personal belongings may be left in the Welcome Center.

9. Allowable uses include:
 - a. Legislative Committee hearing and work session additional seating (this takes precedence over other activities)
 - b. Press conferences and announcements, and press interviews
 - c. Educational tours/presentations on the State House and the Legislature
 - d. School visits to the State House
 - e. Legislative process education
 - f. Authorized, special legislative events such as Franco-American Day, Welcome Back Day
 - g. Legislators speaking to groups
 - h. Unscheduled general visitor seating
10. Events will not be approved if expected attendance would exceed the room capacity of 49 persons.
11. Recording or filming of public events may be regulated by the Executive Director, consistent with the Freedom of Access laws.
12. Equipment such a podium, microphones, speakers and table and chairs are provided by the Legislature. Equipment may not be brought into the Welcome Center except by permission of the Executive Director's office. Equipment may not be removed from Welcome Center.
13. Tables and chairs may not be placed outside of the Welcome Center, without special permission of the Executive Director's office. Signs may be hung only upon approval of the Executive Director's office. No signs or other item may be affixed on the walls, charts or television.
14. There is a limit of two tables in the Welcome Center, which must be arranged by facility staff. Exceptions must be preapproved by the Executive Director's office.
15. The following are prohibited:
 1. compressed gases and helium-filled balloons
 2. propane, gasoline, accelerants or other flammable materials
 3. toxic, noxious and infectious materials
 4. signs or banners on wooden or rigid supports that have the potential to inflict injury
 5. soliciting, marketing or selling of goods or services
 6. animals, except for service animals
16. Windows may not be unlocked or opened except when authorized by the Executive Director's office. Each window is equipped with an alarm.
17. Persons using the Welcome Center must return the room to its pre-existing condition following use, e.g., rearranging chairs, restoring HVAC settings, and removing papers.

This policy is adopted by the Legislative Council on March 24, 2016.

By: 
Executive Director of the Legislative Council

Authority: 3 MRSA §162

Adopted: March 24, 2016

Effective Date: March 24, 2016