



LORING COMMERCE CENTRE

Loring Development Authority of Maine
Board Meeting Minutes
March 19, 2020
154 Development Drive, Suite F
Loring Commerce Centre, Limestone, Maine

1. Call to Order

The meeting was called to order by Mark Wilcox at 9:40 a.m.

LDA Board Members present: Mark Wilcox.

LDA Board Members participating by conference call: Carol Bell, Jim Cote, Richard Ezzy, Doug Damon, Steve Levesque, Dana Saucier, Mike Edgecomb, Janet McGillan, and Dan LaPointe.

LDA Board Members absent: Miles Williams, Heather Johnson, and Jim Clair.

Others participating by conference call: Trisha House, Senator Collins' Office; Andrea Powers and Tony Levesque, Town of Fort Fairfield; and Paul Towle, Aroostook Partnership.

LDA Staff present: Carl W. Flora, Neal Haines and Donna Sturzl.

2. Introduction of Board Members, Staff, and Guests

Forwent introductions since conference call attendance was taken.

3. Minutes of Meetings of December 4, 2019

MOTION: Motion was made by Doug Damon and seconded by Carol Bell to accept the minutes of the December 4, 2019 meeting as presented.

VOTE: Motion was voted on and passed unanimously.

4. Treasurer's Report for October, November and December 2019

LDA received the FY20 Loring JIFF payment in December so there are no receivables from the State. The Change in Net Assets for December is negative \$356,000; it was negative \$127,000 in September.

MOTION: Motion was made by Richard Ezzy and seconded by Jim Cote to accept the October, November and December 2019 Treasurer's report as presented.

VOTE: Motion was voted on and passed unanimously.

5. SynerGen Solar

SynerGen Solar has asked for an amendment to the lease that was approved in December. The amended lease term would be 20 years, with four five-year renewal options, rather than a 25-year term with 3 optional renewals. The new term matches the lease obligation with an anticipated sale contract for output. Other lease terms remain the same

MOTION: Motion was made by Richard Ezzy and seconded by Dana Saucier to authorized the LDA President and CEO to execute an Amendment to the SynerGen Solar Lease Option Agreement with the terms presented today.

VOTE: Motion was voted on and passed unanimously.

6. President's Report

1. New and renewal leases. Mr. Flora reported a fair level of new activity from smaller projects in the past few months including the SynerGen Solar and Dirigo Solar Lease Option Agreements; the Atlas Space Operations project that may be ready to move forward this spring; the Consolidated Communications lease that is nearing completion; The Aerospace Company project scheduled to be completed this spring; lease renewals with SFE Manufacturing, Pineland Farms Natural Meats, and Loring Military Heritage Center; and a new lease with Kevin Bouchard for Building #8390, known as the Snowbarn.

2. Ambulance. Since Crown Ambulance ended emergency services on December 31, we discussed securing services from Caribou for \$120,000 per year. Since then, Caribou developed a new policy for services with a cost of \$100 per capita. The town of Limestone and LDA agreed to those terms and will each pay half of the cost; historically emergency calls seem to be evenly divided between the town and Loring. Caribou will release us from the agreement, if we are able to secure other services at a lower cost. For now, the cost to LDA is \$25,000 per quarter, based on the Limestone census. The towns of Fort Fairfield and Van Buren are developing emergency services, but are not ready to offer services to other communities.

3. Solar Projects. Two new solar projects at Loring expect to begin construction this summer. Dirigo Solar and SynerGen Solar projects will be reduced to under 20 acres, avoiding Maine's site location of development law and the delay and expense of the permitting process. At our latitude, a 25-acre solar project generates about 5 MW of power.

4. Spaceport Complex. The state legislature is working to establish a Leadership Council for the space industry in Maine, see LD 2092. Loring and Brunswick could play a significant role in the Maine Spaceport Complex, supporting the launch of nano satellites. A state-sanctioned council would inform players in the space and satellite industries that Maine is prepared to support them.

5. Prospects. After the signing of the Trade Agreement between the US and China, the China investor group project was active again, but the coronavirus outbreak suspended the progress again. Other active projects include two aircraft maintenance prospects and a major biomass value-added project. Loring Industries is also working to develop new business opportunities.

6. Air Force ROD Amendment for Soil Vapor Intrusion. As discussed, the Air Force is concerned about the potential for ground water contamination to migrate into buildings, a process called soil vapor intrusion (SVI), and has developed new land use controls and restrictive covenants for the

affected properties. SVI mitigation is similar to mitigation for radon. LDA will file Land Use Restrictions for affected properties; restrictions for each property will vary. The Air Force requested that LDA file a supplemental deed, but they are not used in Maine and the registry may not allow it to be registered. Although there is the potential for SVI in some buildings, unsafe levels have not yet been detected. Vapor monitoring needs to be done in the winter inside of a heated, enclosed building and some affected buildings are unheated.

7. PFAS. All of the firefighting foam was removed from Loring, but PFAS could become an issue for Loring; the Air Force plans an in-depth analysis to ascertain the level of PFAS contamination remains here. A Preliminary Site Investigation was issued in 2018. LDA may be able to request a grant to hire a technical consultant to assist with this issue.

8. Sewer project. LDA was offered a \$1 million grant from the State Wastewater Infrastructure program and has requested funding from the Clean Water SRF and a \$1 million CDBG grant to complete the final six phases of a ten-phase sewer improvement project. The projected cost of the work is \$2,995,000. The town of Limestone has agreed to be a conduit for the CDBG and LDA would sign a hold harmless agreement so that Limestone would avoid financial and legal responsibilities for the grant.

Banking resolution. Mr. Flora presented a banking resolution that would allow the LDA's line of credit to be temporarily extended.

MOTION: Motion was made by Richard Ezzy and seconded by Carol Bell to approve the three-part resolution as presented.

VOTE: Motion was voted on and passed unanimously.

7. Public Comment and Media Question and Answer Period

None.

8. Executive Session: Confidential discussions concerning personnel, economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraphs 6.C. and 6.E.

MOTION: Motion was made by Richard Ezzy and seconded by Janet McGillan to enter into executive session to discuss personnel, economic development and real estate matters pursuant to Title 1 M.R.S.A. Section 405 Subparagraphs 6.A. and 6.C.

VOTE: Motion was voted on and passed unanimously.

**** End Executive Session ****

Return to public session.

Miles Williams is stepping down as Chair of the LDA due to health concerns. Mark Wilcox, LDA Vice Chair, has agreed to serve as Chair; the Vice Chair position will not be filled at this time.

MOTION: Motion was made by Jim Cote and seconded by Dana Saucier to appoint Mark Wilcox to serve as Chair of the Loring Development Authority.

VOTE: Motion was voted on and passed unanimously.

9. Adjourn

MOTION: Motion was made by Dan LaPointe and seconded by Doug Damon to adjourn the meeting at 10:45 a.m.

VOTE: Motion was voted on and passed unanimously.

Respectfully submitted,

Dana Saucier
Secretary