



# LORING COMMERCE CENTRE

Loring Development Authority of Maine  
Board Meeting Minutes  
September 19, 2018  
154 Development Drive, Suite F  
Loring Commerce Centre, Limestone, Maine

## 1. Call to Order

The meeting was called to order by Chair Miles Williams at 9:33 a.m.

LDA Board Members present were: Miles Williams, Richard Ezzy, Doug Damon, Carol Bell, Mike Edgecomb, Mark Wilcox and Dan LaPointe.

LDA Board Members participating by conference call: Denise Garland, Steve Levesque, Janet McGillan and Dana Saucier. Diane Jackson, DECD also participated by conference call.

LDA Board Members absent: Jim Cote and Jim Clair.

Others present were: Dennis McCartney, Economic Development Director, Town of Limestone; Trisha House, Senator Collins' Office; Sharon Campbell, Senator King's Office; Monica Hewitt, Congressman Poliquin's Office; Peter Forbes, US Air Force Civil Engineering Center; Tony Levesque, Town of Fort Fairfield and Hayes Gahagan, Loring Holdings.

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

## 2. Introduction of Board Members, Staff, and Guests

All those present introduced him/herself.

## 3. Minutes of Meetings of June 20, 2018 and July 3, 2018

MOTION: Motion was made by Carol Bell and seconded by Mark Wilcox to accept the minutes of the June 20, 2018 and July 3, 2018 meetings as presented.

VOTE: Motion was voted on and passed unanimously.

## 4. Treasurer's Report for May 2018

Mr. Flora reported that the statements for May track closely to those for April.

MOTION: Motion was made by Richard Ezzy and seconded by Carol Bell to accept the May 2018 Treasurer's report as presented.

VOTE: Motion was voted on and passed unanimously.

### 5. Quasi-Independent Agency Report

Mr. Flora presented the report outlining dues, subscriptions, travel expense, meals, entertainment, sponsorships, gifts and recognitions and donations for the fiscal year ended June 30, 2018 pursuant to Title 5 MRSA Section 12022 5. E.

LDA trustees requested an update on the new fire truck with the equipment from the donated truck; they would like to see it or a picture when the work is complete.

Mr. Levesque stated that the Midcoast Regional Redevelopment Authority (MRRA) has two airport fire rescue trucks that are not needed. One is already committed to another entity, but the other could go to LDA if it is needed. LDA does not have a rescue truck for the airport, so it would be a welcome addition for the airfield.

MOTION: Motion was made by Douglas Damon and seconded by Richard Ezzy to accept the Quasi-Independent Agency Report as presented.

VOTE: Motion was voted on and passed unanimously.

### 6. Request from Loring Holdings

Bangor Gas Company leases the Searsport to Loring pipeline and corridor subject to an existing sublease to the corridor held by Loring Holdings (LH). LH is working to develop an electrical power transmission project known as Maine Power Express (MPX) that would use the pipeline corridor. The project is getting closer to being permitted and LDA has been requested to consent to certain proposed transactions. The request will be discussed in executive session. Information about the MPX project can be found at its website: <http://www.maineplx.com/>.

### 7. President's Report

Aroostook Partnership (AP) developments. Bob Dorsey retired from Aroostook Partnership in August, having served as president since 2012. Mr. Dorsey has been a great advocate for LDA and for all of Aroostook. Mr. Flora expressed LDA's appreciation for Mr. Dorsey's work and wished him well in his retirement. Paul Towle of Presque Isle is the new AP president.

MMA status. MMA completed the work on its final bus refurbishment contract. With no additional work in place, employees were laid off, ending MMA's over 20-year presence at Loring. Some equipment left behind may go to LDA to offset part of the \$797,000 of unpaid rent or it may be sold with all other equipment.

Loring Industries (LI). LI is working to expand into the space that had been leased to MMA. It is currently overhauling busses for two coach bus manufacturers and is working to secure additional contracts that will provide steady, long-term employment for former MMA employees and other people. New contracts would include additional bus refurbishment work, a military contract and a manufacturing project.

Investor group status. The exclusive negotiating process with the investor group led by Dr. Christopher Nieh will begin with the receipt of a payment, expected this fall. LDA will either "carve out" prospective projects not included in the exclusive negotiating process or facilitate discussions between those projects and the investor group.

Mainebiz article. Mainebiz featured an article about Loring, written by Laurie Schreiber. Thank you to Mark Appleton, owner of British Cycle Supply, Ben Glass, with Altaeros Energy and Tim McCabe of Loring Industries for sharing their experiences of doing business at Loring. The article is providing good exposure for Loring Commerce Centre.

LDA received a copy of a letter from the Maine DEP to the Limestone Water and Sewer District (LWSD) about exceedances of the minimum percentage removal of Biochemical Oxygen Demand or “BOD” at the sewer treatment plant, now owned and operated by the LWSD. During normal conditions the plant meets discharge standards. However, during high flow periods, it falls short of meeting the requirement that 85% of BOD is removed under all conditions. BOD levels at the plant are exceptionally low and during high flows, the BOD is diluted to nearly nothing. Removing 85% of nearly nothing is almost impossible to achieve, but is required to comply with the discharge permit. High flows are caused by the inflow and infiltration (I & I) of surface water in the sewer collection system at Loring. LDA has been working on replacing sewer lines and manholes, with four of ten phases of a sewer line replacement plan now completed, costing about \$3 million. Phases five to seven will bring significant improvements and will cost about \$1.2 million. Repairing a large concrete retention tank at the plant may help meet the BOD removal requirement. The tank would hold wastewater before it gets to the plant and would slow the flow through the plant during high flows.

ROD amendment for Soil Vapor Intrusion. Proposed SVI remediation actions have been identified for buildings #8622, 8800, 8260, and 7500. Remediation for building #7330 is yet to be determined. The Air Force proposed the installation of a Sub-Surface Depressurization (SSD) system to re-direct the soil vapor away from the building’s foundation. The building tenants are concerned about using an SSD because while the system will redirect the vapors it will not remove the contamination. They are also concerned that the SSD may impact the value and utility of the building. The tenants suggest removing the contamination by either excavating the contaminated soil or volatilize the contamination with a forced air system allowing it to evaporate. A public hearing is planned on the proposed ROD Amendment on October 3 at 6 PM at the LDA office. The Amendment will identify the mitigation systems to be used, land use restrictions for affected sites and will require Air Force notification prior to new construction.

Aviation progress. Mr. Flora recently met with Tim Mancuso and Bill Tiley of JobAire, a staffing firm providing FAA certified aircraft mechanics (A&P’s), to aviation companies. Through JobAire, United Airline (UA) has the services of two local A&P mechanics to service its planes at the Presque Isle airport. Having local A&P’s will help mitigate flight delays or cancellations. The aviation prospects discussed establishing a MRO operation at Loring, beginning with aircraft teardowns. Teardown operations would help build A&P skills in the local workforce. There is a nationwide shortage of aircraft mechanics. Steve Levesque said that the cost of an A&P certification program is prohibitive for community colleges, so the Midcoast Regional Redevelopment Authority is working with a private company to deliver A&P training in Maine.

Meeting Dates. FY2019 meeting dates listed below are subject to change:

September 19, 2018

October 10 – primarily to review the annual audit; it might be delayed to Oct 31, 2018

December 5, 2018

February 20, 2019

April 17, 2019

June 19, 2019

8. Other

None.

8. Public Comment and Media Question and Answer Period

None.

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

MOTION: Motion was made by Mark Wilcox and seconded by Carol Bell 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. at 10:28 a.m.

VOTE: Motion was voted on and passed unanimously.

End Executive Session

Return to public session at 11: 40 AM.

MOTION: Motion was made by Rich Ezzy and seconded by Dan Lapointe to authorize the LDA President & CEO to execute (1) a Consent to the assignment by Loring Holdings, LLC (LH) of its rights under a sublease (to the Lease of the pipeline to Bangor Natural Gas Company) to a leasing company owned in part by LH, and then subleased to a sublessee which will operate the transmission line; and (2) a non-disturbance and attornment agreement assuring the sublessees that LDA will provide notice of, and an opportunity to cure, any breach of the prime lease.

VOTE: Motion was voted on and passed unanimously.

MOTION: Motion was made by Dan Lapointe and seconded by Mike Edgecomb to authorize changes to Mr. Flora's employment contract making adjustments to work schedule, compensation and benefits.

VOTE: Motion was voted on and passed unanimously.

11. Adjourn

MOTION: Motion was made by Doug Damon and seconded by Mike Edgecomb to adjourn the meeting at 11:45 a.m.

VOTE: Motion was voted on and passed unanimously.

Respectfully submitted,



Dana Saucier  
Secretary