



LORING COMMERCE CENTRE

Loring Development Authority of Maine
Board Meeting Minutes
September 18, 2019
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 9:30 a.m.

LDA Board Members present: Miles Williams, Dana Saucier, Carol Bell, Richard Ezzy, Mark Wilcox, Steve Levesque, Dan LaPointe, Doug Damon, Mike Edgecomb, and Jim Cote.

LDA Board Members participating by conference call: Jim Clair.

LDA Board Members absent: Janet McGillan and Heather Johnson.

Others present: Trisha House, Senator Collins' Office; Barb Hayslett, Congressman Golden's Office; Tony Levesque, Town of Fort Fairfield; Peter Forbes, U.S. Air Force and Vicki Page, Interim Manager Town of Limestone.

LDA Staff present: Carl W. 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 19, 2019

MOTION: Motion was made by Richard Ezzy and seconded by Doug Damon to accept the minutes of the June 19, 2019 meeting as presented.

VOTE: Motion was voted on and passed unanimously.

4. Treasurer's Report for May 2019

Ms. Bell stated that the financial reports are trending as in prior months; use of the line of credit has increased. The June financial statements will be reviewed with the audit.

MOTION: Motion was made by Richard Ezzy and seconded by Dan LaPointe to accept the May 2019 Treasurer's report as presented.

VOTE: Motion was voted on and passed unanimously.

Jim Clair joined the meeting at this time.

Mr. Flora mentioned the FY2019 Quasi State Entity Report to the Board of Trustees included in the meeting material. The report outlines budgeted and actual amounts for contributions and donations.

5. Dirigo Solar – Proposal for a 25-acre solar farm

Mr. Flora said that the Dirigo Solar proposal is for a small solar array at Loring. The project would take advantage of a new state law that allows for solar projects with less than 5 Megawatts of output to use net metering to provide electricity to third parties. The Dirigo Solar array would be limited to less than 5 Megawatts and would be located on a 30-acre site northeast of Development Drive and Connecticut Road. Power distribution would remain within the Emera grid.

Mr. Flora said that the next three projects are for proposed lease or purchase of sites for satellite ground station antennas. Loring's latitude, open space and uncluttered radio frequencies make it a good location for the communication equipment.

6. Atlas Space Operations – Lease/Purchase proposal for satellite antenna site

Atlas Space Operations is interested in a long-term lease for a one-acre site with the option to add up to seven acres, and with an option to purchase the land. The company also needs support services for snow removal and minor facility maintenance, which LDA will provide for a fee. Altas provides ground support for satellite operators.

7. Consolidated Communications – Lease proposal for satellite ground station site

Consolidate Communications is interested in leasing the three-acre, former receiver site on Route-89, which is close to its central station. Consolidated plans to establish tracking and communications station at the site. The company will be responsible for plowing and maintenance.

8. The Aerospace Corporation – Lease proposal for satellite antenna site

Aerospace Corporation provides services to the Department of Defense. It would like to lease a site by the south end of the LDA parking lot; it would be a simple land lease with services.

9. President's report

Strategic Planning initiative. Craig Seymour of RKG Associates worked on the LDA's 1995 long-term strategic plan and is currently working to update the plan with Jeff Donahoe. The consultants met with LDA's Strategic Plan Committee, several Trustees and some major tenants to help identify opportunities, challenges, resources in place, resources needed and a best path forward in the next five years. One challenge for northern Maine, mentioned at the meetings, is the lack of reliable air transportation due to frequently cancelled flights. An opportunity identified is wood fiber and excess biomass that is no longer going to biomass electrical generation plants.

Regarding air transportation services, providing the services at Loring is cost prohibitive; passenger services are much more highly regulated and expensive than general aviation services. Mr. LaPointe noted that LDA agreed to not compete with neighboring communities.

Firefighting Foam (AFFF). EPA is removing approximately 4,000 gallons of AFFF from Loring, tanks with the foam have been pumped out and drums are packed and ready to be moved. Firefighting foam will be needed when the hangars are activated; there is no substitute for the foam at this time. Although EPA is not regulating the foam, states are establishing regulations and MDEP has encouraged removal of the AFFF from Loring.

Commemoration of the 25th Anniversary of Loring's Closing. The museum open-house, bus tours, small aircraft fly-in, B-52 flyover, and other events weekend drew large crowds. The B-52 was scheduled to land at Loring, but the landing was cancelled due to the uncertainty of the condition of the airfield. In the future, an airfield inspection can be requested in advance of an event, which would address concerns with landing here. Cuppy Johndro and all who worked on the event are to be commended for the great job on the event. One drawback of the events are the break-ins that followed the event including multiple break-ins at the Arch hangar.

Northern Border Regional Commission (NBRC) grant request. LDA's grant application was denied. The \$48,000 grant would have been used for a study of LDA's aviation assets to determine what is needed to support new aviation activity, such as aircraft maintenance projects. There were many grant applications; LDA may apply again next year.

Ambulance Service. Crown Ambulance is ending its services at the end of 2019. Mr. Flora spoke with Caribou Fire and Ambulance about covering Loring, Limestone and Caswell and will arrange for a meeting of all parties. There is no requirement to have an ambulance on site; response time from Caribou to Loring is about eight minutes and about fifteen minutes to Limestone.

Discussions with Emera. Mr. Flora will be meeting with Emera to discuss a micro-grid for Loring. The grid would support a project using Peregrine Turbine Technologies' new turbine technology to supply below-market electricity to Loring based businesses.

Aroostook Partnership (AP). The Partnership will hold its October meeting at the Loring. LDA has a good working relationship with AP's Paul Towle and Jason House, who also serve on LDA's Strategic Planning Committee.

Straight Line Fencing. Congratulations to Matt Cote on the progress he's made with his fence manufacturing business at Loring.

Another tenant, SFE Manufacturing, is looking to hire more employees.

Thank you to all guests in attendance; your support is appreciated.

10. Public Comment and Media Question and Answer Period

None.

11. 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 Mike Edgecomb 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 10:15 a.m.

VOTE: Motion was voted on and passed unanimously.

End Executive Session

Return to public session.

MOTION: Motion was made by Mark Wilcox and seconded by Rich Ezzy to authorize the LDA President & CEO to negotiate a Lease Option Agreement with Dirigo Solar, LLC, consistent with the Letter of Intent dated August 13, 2019 and substantially similar to the sample Lease Option Agreement attached thereto.

VOTE: Motion was voted on and passed unanimously.

MOTION: Motion was made by Mark Wilcox and seconded by Rich Ezzy to authorize the LDA President & CEO to negotiate a Lease with Purchase Option, including a Services agreement, with Atlas Space Operations consistent with the Term Sheet dated September 12, 2019.

VOTE: Motion was voted on and passed unanimously.

MOTION: Motion was made by Mark Wilcox and seconded by Rich Ezzy to authorize the LDA President & CEO to negotiate a Lease with Consolidated Communications consistent with the Term Sheet dated September 12, 2019.

VOTE: Motion was voted on and passed unanimously.

MOTION: Motion was made by Mark Wilcox and seconded by Rich Ezzy to authorize the LDA President & CEO to negotiate a Lease with The Aerospace Corporation consistent with the Term Sheet dated September 12, 2019.

VOTE: Motion was voted on and passed unanimously.

12. Adjourn

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

VOTE: Motion was voted on and passed unanimously.

Respectfully submitted,

Dana Saucier
Secretary