



LORING COMMERCE CENTRE

Loring Development Authority of Maine
Board Meeting Minutes
March 9, 2011
154 Development Drive, Suite F
Loring Commerce Centre
Limestone, Maine

1. Call to Order

The meeting was called to order by Kay Rand at 9:35 a.m.

LDA Board Members present were: Richard Ezzy.

Participating by conference call: Kay Rand, Patrick Paradis, Patrick St. Peter, George Ezzy
Maynard St. Peter, Frank Bemis, David King, Thomas Clowes, Philip Congdon, Commissioner
DECD

LDA Board Members absent: Terrence Harrigan, Edmund Therrien, ~~Philip Parent~~ FEB 13

LDA Staff present: Carl Flora, Frank Goade, Donna Sturzl, Neal Haines and Diane Martin.

Others present: Phil Bosse, Senator Collin's office.

2. Introduction of Board Members, Staff and Guests

All those present introduced him/herself

3. Minutes of Meeting of January 12, 2010

Carl Flora noted that the minutes referenced an attachment (called Exhibit A for the sublease of the pipeline by LBE) which was discussed in the January 12, 2011 Board meeting. The draft minutes sent in the board package should have, but did not) include the Exhibit A.

MOTION:

Motion was made by Richard Ezzy and seconded by Maynard St. Peter to accept the minutes of the January 12, 2010 meeting as presented together with the Exhibit A.

VOTE:

Motion was voted on and passed unanimously.

4. Treasurer's Report for December 2010 and January 2011

Richard Ezzy noted that in February the construction in progress on the sewer line would be closed and the funds remaining will be moved to an asset line. He said that in general revenues and expenses are tracking about where expected.

MOTION:

Motion was made by David King and seconded by Frank Bemis to accept the December 2010 and January 2011 Treasurer's Reports as presented.

VOTE:

Motion was voted on and passed unanimously.

5. Lease proposal: Graphic Utilities

Mr. Flora said that he was approached by representatives of Graphics Utilities, LLC, a specialty ink production company is seeking facility space at Loring. He noted that the company is looking to downsize their space requirements and would be relocating from a much larger facility in Fort Fairfield. Mr. Flora said that he has discussed the proposed relocation with Dan Foster, Fort Fairfield Town Manager to address any concerns that the town might have about the business moving to Loring. Mr. Foster expressed his understanding that the company will need to downsize in order to remain viable and that Fort Fairfield doesn't have any facility available that will meet their needs. He said that he does not object to the LDA working with this company as it could preserve several good local jobs. Mr. Flora said that Graphic Utilities is interested in space at the Loring Applied Technology Center, including production and office space.

MOTION:

Motion was made by Richard Ezzy and seconded by Frank Bemis to authorize Carl Flora to negotiate and close a lease with Graphic Utilities, Inc., to facilitate the relocation of their operations to the Loring Applied Technology Center.

VOTE:

Motion was voted on and passed unanimously.

6. Lease proposal: Northern Maine Paving, Inc.

Mr. Flora said that Northern Maine Paving has determined that environmental limitations at the existing rock quarry will prevent their proposed plan to develop operations at the Loring quarry site and that they are now seeking alternative sites in more distant locations. He noted that they intend to remain in the paving business in northern Maine and propose to occupy office and shop space at Loring for at least another year and possibly longer. Mr. Flora said that he had negotiated the terms of an agreement with Northern Maine Paving, shown on the term sheet included in the board package.

MOTION:

Motion was made by Richard Ezzy and seconded by Maynard St. Peter to approve the terms as presented for lease of office and shop space with Northern Maine Paving.

VOTE:

Motion was voted on and passed unanimously.

7. Solar project: Exclusive bargaining period

Mr. Flora noted that in January the Maine Energy Performance Systems/The Power Company had provided the LDA Board with a presentation of a concept proposal for a solar farm at Loring. He said that the next step is for MEPS/TPC to conduct a feasibility study to determine the technical and financial feasibility of the concept. He said that MEPS is requesting an exclusive negotiation agreement for a defined time from the LDA in order to commit their time and resources to the project without fear of competing proposals for other solar projects. Mr. Flora said that an agreement has been created and reviewed that is consistent with a memo he sent to the Board.

George Ezzy asked if any other companies have expressed interest in this type of operation. Mr. Flora said that this is the first solar project proposal that the LDA has been approached with. Kay Rand noted that it doesn't tie up the real estate as the sites they are interested in are limited for development for any other types of operations.

MOTION:

Motion was made by Frank Bemis and seconded by Maynard St. Peter to authorize Carl Flora to sign an exclusive negotiation agreement as presented for Solar Farm Development with Maine Energy Performance Systems/The Power Company.

Tom Clowes noted an irregularity in item No. 6 which referenced the need for Loring Wind to consent to any assignment. Mr. Flora said that this was erroneously included and Kay Rand noted that item No. 6 should end with the second "parties".

MOTION:

Motion was made by Frank Bemis and seconded by Maynard St. Peter to amend item No. 6 of the exclusive negotiation agreement to end with the second word “parties” and remove any additional language in that section.

VOTE:

Motion was voted on and passed unanimously.

MOTION:

Motion was made by Frank Bemis and seconded by Maynard St. Peter to authorize Carl Flora to sign an exclusive negotiation agreement as amended for Solar Farm Development with Maine Energy Performance Systems/The Power Company.

VOTE:

Motion was voted on and passed unanimously.

8. President’s Report

DECD Commissioner

Mr. Flora said the Philip Congdon has accepted the position of DECD Commissioner and will be serving on the LDA board as a member of the Governor’s cabinet.

EDA Grant process

Carl Flora said that the water system project is still on hold until Congress passes a continuing resolution or an omnibus bill so that EDA can announce funding for grants. Phil Bosse noted that Congress is currently working on another short resolution to cover a time frame after the 18th of March when the current one ends.

SBA Grant process

Mr. Flora said that the \$1 MM grant for infrastructure improvements to facilitate the establishment or continuation of small businesses has been approved. He said that the next step is to determine the priorities for the best utilization of these funds.

SAIC grant process

Mr. Flora said that SAIC has expressed interest in the shop attached to the Arch Hanger for fabrication of airship components. He noted that the LDA and SAIC are discussing options for who will be responsible for the investment in a new roof, electrical and heating system and general renovation to the shop space.

Airspace Working Group

Mr. Flora said that a conference call with representatives of the FAA produced some encouraging results. He noted that a bill is before Congress that is being championed by other states such as New Mexico and Oregon who have an interest in established unmanned aircraft operations. He said the bill would direct the FAA to establish a pilot program for incorporating unmanned aircraft into the national airspace system. The pilot program would change the equation to allow the aircraft outside of the immediate vicinity of Loring.

Maine Military Authority layoffs

Mr. Flora said that 150 MMA layoffs took place last week which is a difficult blow for families who rely on that income. He noted that it is encouraging that MMA has been listed on the GSA schedule for refurbishing other types of vehicles that will enable them to be less reliant on federal budgeting and earmarks. Mr. Flora said this is an essential step towards broadening their base of customers. Kay Rand asked what would need to happen to hire the workers back. Mr. Flora said that as other customers are acquired that MMA will have need for increasing their workforce again.

Job Corps Center Director

Mr. Flora said that Kristie Moir is the new center director for the Loring Job Corps. He noted that she has served several times previously as the interim director.

Loss of LDA Employee

Mr. Flora said that Ulyesse Bernier, who was a long time employee of the LDA recently and unexpectedly passed away. Mr. Bernier was a water plant operator and was married to Donna Bernier, the town manager of Limestone. Mr. Flora said that Ulyesse will be sadly missed by all who worked with him and leaves a hard to fill gap in the Loring staff.

9. Monthly Employment Strength Report

10. Other

Maynard St. Peter noted that the property that was sold to Mojave Property Management has been sold and auctioned off.

Mr. Flora said that Loring BioEnergy will begin the demolition of the central heat plant, including the stacks that support Pioneer Wireless communications antennae. He said that Pioneer Wireless has approached him for land lease for a 2 to 3 acre site for construction of a replacement antennae and that they have identified several potential sites. Mr. Flora said that the 3 Ring Binder project will ultimately provide a long term solution and that he will continue his discussions with Pioneer Wireless to provide a short term solution.

11. Public Comment and Media Questions and Answer Period

None

12. Executive Session:

None

Motion was made by Frank Bemis and seconded by David King to adjourn the meeting.

VOTE:

Motion was voted on and passed unanimously.

13. Adjourn

The meeting was adjourned at 10:32 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank Bemis". The signature is written in a cursive style with a large, sweeping initial "F".

Frank Bemis
Secretary

dm