

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1637

S.P. 645

In Senate, April 15, 2025

An Act to Reform the Midcoast Regional Redevelopment Authority

Received by the Secretary of the Senate on April 11, 2025. Referred to the Committee on Housing and Economic Development pursuant to Joint Rule 308.2 and ordered printed.

A handwritten signature in black ink, appearing to read "D M Grant".

DAREK M. GRANT
Secretary of the Senate

Presented by President DAUGHTRY of Cumberland.
Cosponsored by Representative ANKELES of Brunswick and
Senator: TEPLER of Sagadahoc, Representatives: ARFORD of Brunswick, GOLEK of
Harpwell.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 5 MRSA §13083-G, sub-§2**, as enacted by PL 2009, c. 641, §1, is amended
3 to read:

4 **2. Intermediate goal.** Recover economic losses and total job losses in the primary
5 impact community resulting from the base closure; ~~and~~

6 **Sec. 2. 5 MRSA §13083-G, sub-§3**, as enacted by PL 2009, c. 641, §1, is amended
7 to read:

8 **3. Long-term goal.** Facilitate the maximum redevelopment of base properties; and

9 **Sec. 3. 5 MRSA §13083-G, sub-§4** is enacted to read:

10 **4. Environmental stewardship.** Engage in environmental stewardship to protect
11 against harm to the environment and residents of the primary impact community.

12 **Sec. 4. 5 MRSA §13083-I, sub-§2**, as enacted by PL 2005, c. 599, §1, is amended
13 to read:

14 **2. Membership; appointment.** The authority is governed by a board of trustees
15 composed of ~~44~~ 12 voting members appointed by the Governor and subject to review by
16 the joint standing committee of the Legislature having jurisdiction over economic
17 development matters and to confirmation by the Senate and 2 other members, one voting
18 and one nonvoting, all appointed pursuant to this subsection.

19 A. ~~Trustees~~ Except for the trustees appointed pursuant to paragraphs F and G, trustees
20 are appointed for 4-year terms, except that, for initial appointments, 3 trustees are
21 appointed to one-year terms, 3 trustees are appointed to 2-year terms, 2 trustees are
22 appointed to 3-year terms, 2 trustees are appointed to 4-year terms and the
23 ~~commissioner~~ commissioners designated pursuant to paragraph D serves serve at the
24 pleasure of the Governor. A vacancy must be filled in the same manner as the original
25 appointment for the balance of the unexpired term.

26 B. A trustee continues to hold office until a successor is appointed and qualified, but
27 the term of the successor is not altered from the original expiration date of the holdover
28 trustee's term.

29 C. The Governor shall make 10 appointments, of which ~~no fewer than 7 must be from~~
30 ~~candidates who are residents of Androscoggin County, Cumberland County and~~
31 ~~Sagadahoc County and are nominated by the primary impact communities~~ at least 4
32 are residents of Brunswick or Brunswick town officials or business owners. The
33 Governor shall appoint members who reflect the diversity of interests represented by
34 ~~these communities~~ that community.

35 D. The Governor shall designate ~~a commissioner~~ 2 commissioners ~~of a department~~ 2
36 different departments of State Government to be a voting, ex officio ~~member~~ members
37 of the board of trustees.

38 E. ~~A member appointed to the board of trustees may not hold an elected office in~~
39 ~~municipal, county or state government.~~

40 F. One trustee, who serves as a voting member, must be appointed annually by the
41 chair of the Brunswick town council.

G. One member of the Senate or the House of Representatives serves as a nonvoting, ex officio member and serves a 2-year term commensurate with the Legislator's term of office. For a Legislature that is designated with an even number, the member must be a member of the House of Representatives who represents a portion of Brunswick or Topsham, appointed by the Speaker of the House; in odd-numbered Legislatures, the member must be a Senator who represents Brunswick or Topsham, appointed by the President of the Senate.

Sec. 5. 5 MRSA §13083-I, sub-§4, as amended by PL 2009, c. 641, §2, is repealed.

Sec. 6. 5 MRSA §13083-K, sub-§5 is enacted to read:

5. Uniform Environmental Covenants Act. Notwithstanding any provision of law to the contrary, all property held by the authority is subject to the Uniform Environmental Covenants Act.

Sec. 7. 38 MRSA §488, sub-§15, as amended by PL 2011, c. 551, §2, is further amended by enacting at the end a new last blocked paragraph to read:

The provisions of this subsection do not apply to the Midcoast Regional Redevelopment Authority established in Title 5, section 13083-G.

Sec. 8. Initial term of Legislator on Midcoast Regional Redevelopment Authority. Notwithstanding the Maine Revised Statutes, Title 5, section 13083-I, subsection 2, paragraph G, the Speaker of the House shall appoint to the Midcoast Regional Redevelopment Authority the initial member of the Legislature who must be a member of the House of Representatives who represents a portion of Brunswick or Topsham; that member serves on the authority until December 2, 2026.

Sec. 9. Establishment of environmental covenants. No later than January 1, 2027, the board of trustees of the Midcoast Regional Redevelopment Authority shall enter into environmental covenants pursuant to the Uniform Environmental Covenants Act for all property held by the authority.

SUMMARY

This bill makes the following changes to the Midcoast Regional Redevelopment Authority.

1. It amends the goals of the authority to require it to engage in environmental stewardship.

2. It increases the membership of the board of trustees of the authority by 3 members to 14 members by:

A. Requiring the Governor to appoint a 2nd commissioner of a department of State Government;

B. Adding a voting member appointed by the chair of the Brunswick town council;
and

C. Adding a nonvoting member who is a Senator or Representative who represents Brunswick or Topsham. The Senator and Representative serve 2-year terms, commensurate with their term of office, rotating back and forth.

1 3. It removes the requirement that, for the 10 appointments made by the Governor to
2 represent local communities, at least 7 must be residents of Androscoggin County,
3 Cumberland County or Sagadahoc County and instead requires that at least 4 must be
4 residents of Brunswick or Brunswick town officials or business owners.

5 4. It repeals the inclusion of the authority under the Maine Tort Claims Act and
6 removes the exemption of the board of trustees or an employee of the authority from
7 personal liability and the requirement that the authority indemnify a trustee or employee
8 against expenses incurred in the defense of an action brought against that trustee or
9 employee due to that trustee's or employee's relationship with the authority.

10 5. It requires all property held by the authority to be subject to the Uniform
11 Environmental Covenants Act and requires the board of trustees to enter into covenants
12 under that Act no later than January 1, 2027.

13 6. It removes the exemption of the authority from the site location of development laws
14 currently granted to former military bases.