

MAINE STATE LEGISLATURE

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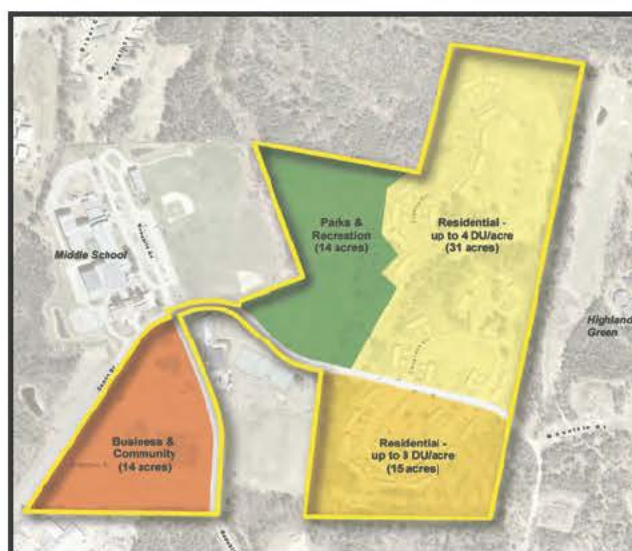
MRRA



MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

ANNUAL REPORT

October 1, 2008 - September 30, 2009



From Navy Base to a Great New Place!

MISSION STATEMENT



MRRA's mission is to implement the Master Reuse Plans for NASB and the Topsham Annex, manage the transition of base properties from military to civilian uses, redevelop base properties, and create new high quality jobs.



BOARD OF TRUSTEES

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A MESSAGE FROM ARTHUR MAYO MRRA BOARD OF TRUSTEES CHAIR



The second year of MRRA's operations was busy, challenging and complex. We said good-bye to all but one of NASB's squadrons, making the imminent base closure more of a reality. We, as a state, wrestled with difficult and troublesome issues regarding Maine's economy. The base closure at NASB only compounds the challenges facing Maine. And the base housing situation was complicated by the sudden announcement that the properties were for sale.

Amidst the challenges facing the redevelopment efforts at NASB, MRRA has been hard at work taking the steps necessary to expedite the redevelopment of the base in order to create jobs, boost the economy and implement the well-thought-out and innovative reuse master plans for both Brunswick and its Annex in Topsham. Highlights of the past year's activities include:

- The adoption of both Topsham and Brunswick's zoning ordinance amendments for the Base and the Annex
- The completion of the Base Housing Strategy, Airport Master Plan and Base Operations Plan
- Legislative approval of an \$8 million bond package to be presented to Maine voters June 2010 (\$3.75 million for base redevelopment and \$4.25 for the University of Maine and Southern Maine Community Colleges)
- Raising over \$1.012 million in grants in support of our 2009 work plan
- An award of \$400,000 by Maine Technology Institute and the Economic Development Administration for the Brunswick Renewable Energy Center Feasibility Study
- Communicating with over 50 prospective businesses about locating at the redeveloped NASB
- Participating in the Maine Gubernatorial Renewable Energy Trade Mission

As in the past, we wouldn't be as far along as we are in our work without the cooperation and strong support from the Office of Economic Adjustment, the US Navy, the Governor's office, the Maine Department of Economic and Community Development and other state departments, the Maine's legislature, Maine's federal congressional delegation, regional leaders and the surrounding communities. I wish to acknowledge and thank MRRA's partners for their dedication and hard work. In addition, I would like to thank the MRRA Board of Trustees for their continued hard work and tireless efforts. Several trustees serve on multiple committees and we are a much better organization because of the knowledge and skills this Board brings to the table.

The base closure is nearing. The economy is struggling. We will see more challenges ahead. But, with MRRA's Reuse Master Plans serving as guides, the redevelopment of NASB and its Annex in Topsham will be a thriving, vibrant and successful "great new place."

Sincerely,

A handwritten signature in black ink that reads "Art Mayo".

Arthur F. Mayo, III



MAJOR INITIATIVES AND ACTIVITIES

■ NAVY Environmental Assessments



Before any property at NASB or the Topsham Annex can be transferred, the Navy is required to prepare environmental documents on the Reuse Master Plans, as required by the National Environmental Policy Act (NEPA). To meet NEPA requirements, the Navy has determined that the NASB Reuse Plan will be the subject of an Environmental Impact Statement (EIS) and the Topsham Annex reuse plan will only require an Environmental Assessment (EA) due to the size of the planning area. These processes began in October 2008. Based on comments submitted by local, state and federal agencies, the Navy's NEPA contractors (E&E) conducted additional studies at NASB, which extended the analyses by 90 days - putting the completion date into early summer 2010. The EA process at the Topsham Annex should be completed soon. MRRA continues to monitor the NEPA process.

■ Airport Master Plan

With aviation incorporated into the Reuse Master Plan, MRRA's next step is to develop an Airport Master Plan in accordance with Federal Aviation Administration (FAA) criteria and standards to assure that the airport is included in the Maine State Aviation Systems Plan and the National Plan of Integrated Airport Systems. The Airport Master Plan will include an Airport Layout Plan and an Airport Capital Improvement Plan, which are being finalized. An airport Public Benefit Conveyance (PBC) will be submitted by the first of November, 2009 and we hope to receive the property in the summer of 2010. In addition, MRRA has qualified three FBO providers to submit a response to a Request for Proposals and also has drafted minimum standards for the airport.



■ Base Housing Strategy



Because of the complicated privatized housing arrangement that exists at NASB, a comprehensive disposal strategy was needed to assure the smoothest possible transitioning of the 702 military housing units into the civilian residential housing market. To that end, MRRA engaged the services of a housing consultant that worked with a task force of state and regional housing stakeholders to develop a disposition strategy for the privatized housing to minimize the impact on the region's housing market. The Base Housing Strategy was accepted by the MRRA Board in September 2009. MRRA hopes to utilize this document to work with the owners of the housing units in a cooperative fashion.

MAJOR INITIATIVES AND ACTIVITIES



■ Base Operations Plan

MRRA is completing a comprehensive Operations Plan that will incorporate: public infrastructure needs, general operating costs, project financing, development phasing, market absorption rates, real estate sales, and lease management strategies under the rubric of a property disposition strategy for NASB and its Annex in Topsham. The Operations Plan will have three critical components:

- Master Infrastructure Plan
- Comprehensive Disposition Strategy
- Business Plan for Future Property Management

This Plan will lead to the development of a Property Disposition Plan and discussions with the Navy on the proposed property conveyances. Consultants working on the Operations Plan have prepared an analysis of the federal, state and local economic incentives available to businesses as well as a draft parcelization plan. The Operations Plan will be completed in October and serve as the basis of an economic development conveyance application, which will be submitted to the Navy in early November.

■ BRAC Information Technology (IT)

MRRA partnered with state and regional workforce development organizations to:

- Assist secondarily impacted workers with basic and advanced training for future IT jobs
- Generate interest in the business community about locating IT jobs in Maine

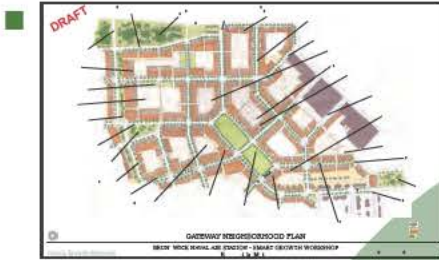
MRRA's role was to analyze the IT systems at NASB that could serve civilian IT network needs. The analysis found that the three greatest IT assets at NASB are also the most important systems for IT companies. They are: the single mode fiber optic network, the Avaya Definity switch, and the Point of Presence for telephone switching. Additional tasks included the identification and assessment of the telecommunications infrastructure in the region, as well as identifying and working with its potential business prospects. To that end, MRRA held a number of meetings with local telecommunication providers to integrate their system expansion plans into the large fiber optic network on the base. MRRA is also meeting with economic development partners and interested companies on business attraction opportunities.



■ Brunswick Renewable Energy Center

MRRA was granted funds from the Maine Technology Institute and the US Economic Development Administration in August 2009 to conduct a feasibility study on the proposed Brunswick Renewable Energy Center (BREC). The study will begin in November 2009. The BREC will be the home of a high-tech business complex and living laboratory for integrated research and development, manufacturing, testing, company incubation, and productive operation of green energy technology products and services. MRRA is currently seeking a Clean Technology Manager to coordinate the activities of the Renewable Energy Center Feasibility Study and other related activities.

MAJOR INITIATIVES AND ACTIVITIES



Community Zoning Ordinances

MRRA worked with the staff of the Towns of Topsham and Brunswick on the establishment of language in each community's zoning ordinance to implement the Reuse Master Plans for NASB and the Topsham Annex. Topsham's zoning ordinance amendment was adopted in October 2008. The Brunswick zoning amendment was adopted in July 2009.

There were several key objectives in drafting this zoning language:

1. The zoning language and related maps reflect the recommendations of the Reuse Master Plan, including planned land use characteristics and smart growth development elements;
2. The language encourages the rapid re-occupancy of existing buildings on the base through an expedited review process; and
3. The language provides for a development review process that ensures predictability and encourages expediency for new construction activities.

■ Business Attraction

As part of the overall planning effort, economic and market analyses revealed several promising business opportunities and key market segments that are viable for redevelopment at the NASB sites. To that end, MRRA has been implementing a business attraction strategy focusing on the following market sectors:

- Aviation and Aerospace
- Information Technology
- Advanced Composites
- Education
- Renewable Energy Development
- Resort Hotel and Conference Center



Throughout the past year, MRRA has been communicating with over 50 companies in these related industries and are actually working with several key prospects in all of these sectors.

Of particular interest was the Executive Director's recent trip this past September to Spain and Germany as part of the Gubernatorial Renewable Energy Trade Mission where he visited with several renewable energy related companies. Working with our partners, the redeveloped NASB will play a key role in growth of Maine's energy industry.

MRRA BUDGET

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY BUDGET OCTOBER 1, 2007 - DECEMBER 31, 2009

Income		
	Office of Economic Adjustment - DoD	\$2,460,667
	State of Maine - CDBG Small Cities	\$241,185
	MaineHousing	\$10,000
	Maine DECD BRAC IT Contract	\$40,000
	Donations from Private Sources	\$10,000
	Miscellaneous Income	\$2,440
Total Income		\$2,764,292
Expenses		
	Personnel Services	\$934,397
	Employee Benefits	\$307,427
	Supplies	\$37,180
	Professional Services	\$1,262,593
	Property Services	\$29,272
	Other Purchased Services	\$104,304
	Capital Outlay	\$77,813
	Debt Service	\$11,306
Total Expenses		\$2,764,292



FUNDING PARTNERS

MRRA is very fortunate to receive financial support for its redevelopment efforts from the following organizations:

Office of Economic Adjustment
Maine Department of Economic and Community Development
The Governor's Office
Maine State Planning Office
Economic Development Administration
MaineHousing
Maine Technology Institute
Bank of America



Photo Courtesy of
Bath Savings Institution

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