

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals
(may include minor formatting differences from printed original)



January 18, 2017

Honorable Sara Gideon
Speaker of the House
2 State House Station
Augusta, Maine 04333

Honorable Michael D. Thibodeau
President of the Senate
3 State House Station
Augusta, Maine 04333


Dear Speaker Gideon and President Thibodeau:

Pursuant to 5 M.R.S.A., Section 12023, please consider this the letter of transmittal for the required report from the Midcoast Regional Redevelopment Authority due by February 1, 2017.

Please contact me if you have any questions or need additional information.

Thank you.

Sincerely,


Jeffrey K. Jordan
Deputy Director

January 18, 2017

Honorable Michael D. Thibodeau
President
Maine Senate
3 State House Station
Augusta, ME 04333

Honorable Sara Gideon
Speaker of the House
Maine House of Representatives
2 State House Station
Augusta, Maine 04333

Subject: Government Accountability Report (5 MRSA §12023)

Dear Mr. President and Madame Speaker:

In compliance with the requirements of the Government Accountability and Oversight Law for quasi-independent State entities (5 MRSA §12023), I am submitting this report on behalf of the Board of Trustees of the Midcoast Regional Redevelopment Authority (MRRRA).

MRRRA was created in 2006 by the Maine Legislature (5 MRSA §13083-G) as a municipal corporation charged with the responsibility to implement the reuse master plans for Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex, which closed as a result of the 2005 Base Realignment and Closure (BRAC) process. The Authority is entrusted with the acquisition and management of properties within the geographic boundaries of NAS Brunswick. The enabling statute creating MRRRA established very detailed description of its powers and duties. The MRRRA Board held its first meeting on September 27, 2007 when the newly appointed Board of Trustees called to order its first meeting and hired Steven H. Levesque as its new Executive Director. Operations began on January 1, 2008.

In compliance with the Government Accountability Act please find below our responses to the statutorily required questions:

- A. *A list of all procurements exceeding \$10,000 in the preceding year for which competitive procurement was waived under the policies adopted pursuant to section 12022, subsection 3, including procurements exceeding \$10,000 that were made under contracts previously entered into for which competitive procurement was not required. The list must include the names of the vendors and costs associated with those procurements;*

The Midcoast Regional Redevelopment Authority did not procure any goods or services that exceeded \$10,000 without first having solicited competitive bids during calendar year 2015 with the following exceptions.

Two years ago MRRA entered into a Memorandum of Agreement (MOA) with the Brunswick Sewer District to conduct spot repairs to the sanitary sewer collection system at Brunswick Landing. During calendar year 2014, MRRA engaged the District in projects totaling \$26,125.74 for sewer repairs. This MOA allows MRRA to have repairs made at below market rates and also allows the District to learn more about our sanitary sewer system, which one day they will take over.

In November of 2015, MRRA awarded a bid to McGee Construction for the removal of foundations of buildings at 336, 336, 337, 338 and 339 at the former Topsham Annex site. MRRA had retained S. W. Cole Engineering of Bangor to conduct soil sampling on site at a projected cost of around \$2,000 without soliciting other engineering service bids. S. W. Cole was recommended to us by our regular engineering firm, Wright Pierce. When the initial lab results were produced which showed a presence of asbestos, the Maine Department of Environmental Protection requested a more extensive sampling protocol through the excavation process. Ultimately, MRRA spent \$23,714.71 with S. W. Cole for its soil testing and asbestos monitoring program. MRRA also amended the contract with McGee Construction for \$128,584.71 to excavate and haul to secure landfill 1,436.70 tons of contaminated soil.

B. A list of all persons to which the entity made contributions greater than \$1,000 in the preceding year and the total amount contributed to each; and

On March 31, 2016, MRRA donated 10.39 acres at the former Topsham Annex to School Administrative District (SAD #75) adjacent to Mount Ararat Middle School. The estimated value of the property was \$290,920.

C. A description of changes made in the preceding year to the written policies and procedures required by section 12022 or to the procedures used by the governing body to monitor compliance with those policies and procedures.

The Board of Trustees did not change or amend the Accounting Policies and Procedures Manual or the Purchasing Policy during calendar year 2016.

I would also note that next week, MRRA will submit a thirteen page detailed narrative and financial report on the activities of MRRA for calendar year 2016 to Governor Paul LePage consistent with the requirements of 5 MRSA §13083-S.

Sincerely,



Steven H. Levesque
Executive Director

cc. MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director
Grant Pennoyer, Executive Director, Legislative Council