

MAINE STATE LEGISLATURE

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January 16, 2019

Honorable Troy D. Jackson
President of the Senate
3 State House Station
Augusta, Maine 04333

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

Dear President Jackson and Speaker Gideon:

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.

MRRA was created in 2006 by the Maine Legislature (5 M.R.S.A. §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.

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

Sincerely,



Jeffrey K. Jordan
Deputy Director

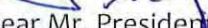
cc. Steven H. Levesque, Executive Director

January 18, 2019

Honorable Troy D. Jackson
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 (MARRA).

MARRA 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 MARRA established very detailed description of its powers and duties. The MARRA 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 good or service that exceeded \$10,000 without first having solicited competitive bids during calendar year 2018, with the exception

of work with the Overhead Door Company of Portland, Maine. Overhead door is the only authorized Mega Door (hangar doors) repair firm in the State of Maine.

Other non-bid work, but did not exceed the \$10,000 single purchase requirement included the following:

Three 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 2017, MRRA engaged the District in projects totaling \$41,138 for sewer repairs. No single repair exceeded \$10,000. 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 January of 2014, MRRA was approached by AFLAC insurance for employees for critical care, accident and cancer coverage. MRRA agreed to amend our personnel benefit package and offer this plan within our cafeteria plan. In 2017, AFLAC received \$10,923 in premium payments.

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

MRRA did not make any cash donations during calendar year 2018. On October 12, 2018, MRRA donated 67.48 acres to the Brunswick Topsham Land Trust for open space and conservation land on the east side of Brunswick Landing (valued at \$5,000 per acre) for a total value of \$337,400 for the purpose of providing public open space, trails and conservation land at Brunswick Landing for the enjoyment of all residents and visitors in the region.

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 2018.

I would also note that last week MRRA submitted a fourteen-page detailed narrative and financial report on the activities of MRRA for calendar year 2018 to Governor Janet T. Mills 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