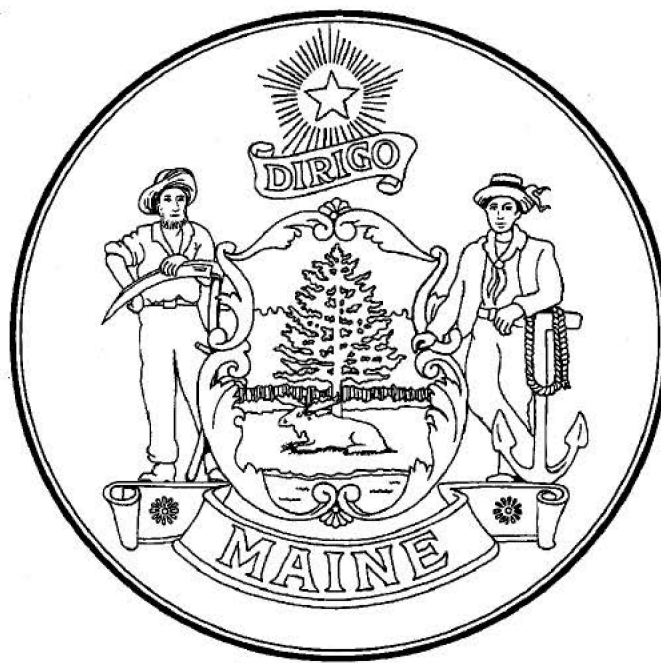


MAINE STATE LEGISLATURE

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January 10, 2022



The Honorable Janet T. Mills
Governor of the State of Maine
State House Station #1
Augusta, Maine 04330

Subject: Annual Report of MRRA for the year ending December 31, 2021

Dear Governor Mills:

Pursuant to 5 MRSA §13083-S, I am writing to update you of the activities of the Midcoast Regional Redevelopment Authority (MRRA) and the remarkable transformation of the former Brunswick Naval Air Station and its Topsham Annex.

The Midcoast Regional Redevelopment Authority, a component unit of the State of Maine, is a municipal corporation created by Maine law, 5 MRSA §13083-G, and charged with the responsibility to acquire and manage property at the former Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex and to facilitate the rapid redevelopment of properties in order to recover from economic and employment loss as result of base closure. The first meeting of the MRRA Board of Trustees was held on September 27, 2007.

As the following key performance indicators illustrate, the NAS Brunswick redevelopment effort is proceeding on the course originally envisioned by the Reuse Master Plan; at a much faster pace than originally projected and even in the most unusual and challenging year given the impact of the coronavirus. We have clearly established Brunswick Landing as *Maine's Center for Innovation* and an incredible asset for the growth of both the Mid-coast and Maine economy. Some of the key success metrics of the redevelopment effort since the base closure include:

- ❑ Over **150 public and private entities** now call Brunswick Landing and the Topsham Commerce Park home. Nearly 40% of these entities did not exist in Maine before.
- ❑ Over **2,528 new jobs** have been created to date. It should also be noted that there are 120 Maine Army National Guard members and 124 Marine Corps Reservists assigned to their units at Brunswick Landing. In addition, the L.L. Bean project at Brunswick Landing has resulted in the creation of approximately seventy-five new jobs at the off-site Brunswick manufacturing facility bringing the **total employment to over 2,800**.
- ❑ In a 2019 Beneficial Use Study of Brunswick Landing by the Environmental Protection Agency for Region 1, it was reported that the 1,800 individuals employed at Brunswick Landing earned an estimated \$67 million in income and produced an estimated \$683 million in sales revenue. Using that ratio, the estimated personal income at Brunswick is \$96.7 million and close to \$1 billion in sales.

- ❑ TechPlace, our new technology business incubator, is home to **35 early-stage technology businesses, with 102 current employees**. Resident businesses exist in all six target business sectors: aerospace, advanced materials, information technology, cleantech, and life sciences.
- ❑ Over **\$500 million of private sector investment** has been made along with **\$74.6 million in public sector investment** in the redevelopment effort.
- ❑ Over **\$191,662,600 in new taxable property valuation** has been added to the property tax rolls in the Town of Brunswick and **\$2,138,300 in Topsham**, generating new property tax revenues for FY 2022 in Brunswick of \$3,998,082 and \$33,934 in Topsham.
- ❑ Since the approval of the Public Benefit Conveyance (PBC) and the signing of the Economic Development Conveyance (EDC) Purchase and Sale Agreement in 2011, the Navy has transferred 1,949.61 of the 2,257.92 acres we are slated to receive through deed transfer or Lease in Furtherance of Conveyance. MRRA has now received 963.99 (76.8%) of the 1,255.32 acres of the non-airport property and 985.62 (98.3%) of the 1,002.6 acres of airport land.
- ❑ Since 2011, MRRA has sold **53 buildings and 520.09 acres** of land to **19 private sector developers** and several individual businesses for active redevelopment purposes.
- ❑ MRRA currently has 12 direct tenants renting 162,126 square feet in 13 EDC acquired buildings and 2 buildings MRRA built.
- ❑ MRRA has another 371,989 square feet of building space under lease to 41 airport tenants in ten PBC acquired buildings and two other hangar buildings MRRA built and 4 other tenants leasing land area. In total we have 53 direct tenants occupying 534,065 square feet of leased space.
- ❑ Eighteen commercial and industrial buildings comprising of 276,235 square feet have been constructed at Brunswick Landing. In 2020, Bar Harbor Bank and Trust, Dunkin Donuts and Wild Oats opened new buildings. This fall Martin's Point Healthcare opened its new 55,000 square foot professional medical office building on Bath Road and Gravier Homes opened nine new apartment buildings known as Brunswick Landing Apartments with 108 units.
- ❑ With the continued challenges of the pandemic over the last two years the airport has shown considerable growth. This year's **flight operations have totaled 25,290** by the end of November, between 1,400 to 1,600 are expected in December over a 10% increase from 2020 totals. Along with the increased operations comes increased fuel sales. FlightLevel Aviation the Fixed Base Operator (FBO) will exceed 400,000 gallons of fuel sold this year up from 330,000 previous best year over a 21% increase. The increase in flight operations and fuel sales have several contributing factors. The Great State of Maine Airshow, increased use of private aviation over commercial aviation due to pandemic, three flight schools located at BXM, increased training exercises from military units, and the aircraft maintenance facilities to name a few. The large runways, ramps, and hangars make the airport an appealing place for aviation related companies to fly, work and train, the small town feel and welcoming accommodations make it a preferred destination for private travelers.
- ❑ The 650 former Navy family housing units in Brunswick and Topsham are fully occupied, with over 230 already sold to working families. This fall Gravier Homes completed the construction

108 new apartment units on Admiral Fitch Avenue and with plans to construct another 85 single family homes.

- ❑ **Over 1,100 acres of land has been reserved for conservation** and recreation purposes.
- ❑ Electric power provided to Brunswick Landing customers comes from **100% renewable energy sources**. The campus houses a 1.0-megawatt anaerobic digester which burns methane to generate electricity. In January of 2019, a \$3 million 1.5-megawatt solar farm owned by Diversified Communications began generating electricity for the campus. These two entities have the capacity to generate 75% of the energy needs of the campus with a planned 1-megawatt expansion of the digester that will allow for 100% of our power needs to be met by on campus renewable sources.
- ❑ MRRA inherited a significant bundle of utility and infrastructure systems from the Navy, including: 27 miles of roadways, streetlight and stormwater systems; 17 miles of water and wastewater pipes and multiple related pump stations; and over 15 miles of electric lines and poles and related transfer stations. Since 2012, MRRA has invested more than \$7.8 million in these utilities.

In June of 2019, MRRA transferred the entire gravity sanitary sewer system to the Brunswick Sewer District. In December MRRA finished the reconstruction of three sanitary sewer pump stations at a cost of \$1.47 million and transferred these new facilities and over 9,505 feet of sanitary sewer force mains over to the Brunswick Sewer District.

- ❑ MRRA, the Federal Aviation Administration and MaineDOT have invested \$14.5 million in the transition of a former military airfield into a general aviation airport and over \$20.2 million in upgrading airport buildings to grow the aviation and aerospace industries in Maine including the construction a brand new ten-unit T-Hangar building and a 15,867 square foot box hangar.

A. Description of the Authority's Operations

The year 2021 was another busy, challenging and successful year for MRRA. MRRA continues to work hard to enhance the redevelopment of Brunswick Landing and Topsham Commerce Park and to be a catalyst for the State's economic growth. Our business development efforts continue to focus on quality job creation in several targeted industries: aviation/aeronautics, clean technology, composites, information technology, biotechnology, and education. This past year, MRRA continued its national and international marketing efforts to promote Maine to grow these targeted industry sectors.

The Midcoast Regional Redevelopment Authority reached a number of important milestones in 2020. Consistent with MRRA's adopted **2021 Strategic Business Plan for Brunswick Landing and Topsham Commerce Park**, this past year's performance on those objectives include the following accomplishments:

In 2021, MRRA signed the following new leases:

- ❖ AirLink Flight School LLC, 500 square feet in Hangar 6
- ❖ Alternative Energy Store, Inc. for 634 square feet in Hangar 6
- ❖ Ardiah Managed Services, LLC – 233 square feet in building 200
- ❖ BoMar Transportation - winter storage in Hangar 5
- ❖ C2Energy Development option on ten acres off Bath Road

- ❖ Dynamics Corporation – 10,000 square feet in building 554
- ❖ Bowdoin College - Hangar 5 winter storage
- ❖ Inovateus Solar – .75-acre lot at 417 Allagash (building 231)
- ❖ Jennifer Anderson PT – 644 square feet in hangar 5
- ❖ Maine Island Trail - winter storage in hangar 5
- ❖ Maritime Surveillance Associates for 1,855 square feet in Hangar 6
- ❖ Nautical Hero Group for 1,800 square feet in Hangar 6
- ❖ Ocean Renewable Power Company for 8,400 square feet in Hangar 5
- ❖ Parsons Performance, LLC for 4,780 square feet in Hangar 5
- ❖ SMH Great Island Boat, LLC for winter storage in Hangar 5

New leases signed this year in TechPlace include:

- ❖ Ahead.com
- ❖ Black Brook Enterprises
- ❖ Casco Bay Inflatables
- ❖ Loam Bio
- ❖ Maine Center for Entrepreneurs
- ❖ Maridose, LLC
- ❖ Salmonics, LLC
- ❖ Tanbark Molded Fiber Products
- ❖ Wayne's Seafood

TechPlace has been a valuable resource in growing Maine's economy having graduated the following 13 businesses since its creation:

- ❖ Altha Technology
- ❖ Arcadia Alliance
- ❖ Atayne
- ❖ AO Cyber Security
- ❖ BluShift Aerospace
- ❖ Go Babe
- ❖ Maritime Surveillance Associates
- ❖ Plant & Flask
- ❖ Running Tide
- ❖ STARC Systems
- ❖ Thrivant Health
- ❖ Village Green Ventures
- ❖ Vivid Cloud Development Services

Other accomplishments this year include:

- ❑ In January MRRA was awarded a MaineDOT \$75,000 design engineering grant to construct a new bike/pedestrian pathway along Allagash Drive between Katahdin Drive and Fitch Ave.
- ❑ On March 16, 2021, the Office of Local Defense Cooperation (formerly the Office of Economic Adjustment) agreed to a MRRA proposed change in the scope of work for the \$50,000 OEA grant, CL0608-18-11 (December 19, 2017 grant), that was to support MRRA's understanding of

PFOS/PFOA issues at Brunswick Landing to a scope of work that would assist MRRA in evaluating management options of the Picnic Pond sedimentation and treatment system at Brunswick Landing.

- ❑ With the December 28, 2020, grant award of \$100,000 from the Maine Technology Institute (MTI) MRRA was able to secure a \$642,500 grant from the Economic Development Administration in June to support the upgrade of HVAC and lighting efficiency controls at TechPlace.
- ❑ In May, the Brunswick Planning Board gave subdivision approval for 14 new redevelopment lots, totaling 44.8 acres, to the Brunswick Landing subdivision. These lots are suitable for a number of business activities, including aerospace, composites/advanced materials, IT, high end office, engineering, cybersecurity, advanced manufacturing and biotech/biomed. Most lots are nearly shovel-ready and have significant road frontage and utility connectivity on site or nearby. MRRA has received letters of intent for the purchase of five of these lots.
- ❑ On October 27, 2021, Runyon Kersteen and Ouellette (RKO) presented an un-modified (clean opinion) to the MRRA Board of Trustees on the financial statements for the period ending June 30, 2021.
- ❑ In December, MRRA completed the construction of a \$1.47 million upgrade to three sanitary sewer pump stations at Brunswick Landing funded by a \$736,450 grant from the Economic Development Administration, a \$60,725 grant from the Brunswick Sewer District and its tax increment financing dollars from the Town of Brunswick. The three pump stations and 9,505 linear feet of sanitary force mains were transferred to the District in December.
- ❑ On August 23, the Maine Department of Transportation notified MRRA that the applications for funding portions of the creation of Commerce Drive and the new connector road from Bath Road to the intersection of Allagash and Katahdin Drive totaling \$510,000 under the State's Business Partnership Initiative had been approved.
- ❑ On August 24, MRRA finalized and submitted a Public Works grant application to the Economic Development Administration for a \$1,250,960 grant to fund the construction new connector road from Bath Road to the intersection of Allagash and Katahdin Drive and a \$986,240 grant to fund utility extension and roadway construction of Commerce Drive to serve a new six lot industrial/professional office subdivision at Brunswick Landing. The total local share for these two projects is \$49,300.
- ❑ The 2021 Great State of Maine Air Show held on September 4 and 5 was the most successful event in the air show's history since the base became a civilian airport in 2011 according to the Air Show Network which produced this year's show. The show had 20,000 guests over the two-day show. Based on an economic impact report by the Florida Tourism Bureau for an air



show produced in Florida earlier this year with an attendance of 12,000 people, Air Show Network estimates that the show generated a \$15-\$20 million boost to the local economy. Attendees came from thirty-nine different states.

- ❑ On October 4, the Town of Brunswick approved MRRA's Tax Increment Financing request of \$784,600 to fund a portion of FY 2022 Capital Improvement Program and reimbursement of property taxes for aeronautical uses (Tempus Brunswick). On November 15, the Town of Brunswick approved a supplemental tax increment financing request of \$92,242.12 to fund expenditures for property taxes paid by an aeronautical business in Hangar 4 for the second payment for FY 2021 and the property taxes due for FY 2022.
- ❑ With the transfer of the former Navy Fuel farm and later twin baseball diamonds, MRRA donated all of the fencing and ballfield lighting to the Town of Bowdoinham which is in the process of building a new baseball complex.
- ❑ In November MRRA prepared a Request for Proposals to upgrade the sanitary sewer pump station at Brunswick Landing known as the Woodland Avenue Pump Station. MRRA is working with Brunswick Landing Ventures, the owner of the Woodland residential properties at Brunswick Landing and the Brunswick Sewer District to upgrade this pump station with the ultimate goal of transferring the newly updated facility to the district. Bids were opened on December 17.
- ❑ On December 8, the Board elected the following officers: Chair – H. A. Nichols, Vice Chair – John Peters, Treasurer – Ann Marie Swenson and Secretary – Lenora Burke. The Board also officially appointed Kristine M. Logan as the new Executive Director of MRRA beginning January 1, 2022.

B. An accounting of the Authority's receipts and expenditures, assets and liabilities at the end of its fiscal year

Please find attached an Unaudited Financial Report for the period ending December 31, 2021. Also, please find attached a copy of the audited Financial Statements for the period ending June 30, 2021. The audit was conducted by Runyon Kersteen and Ouellette. These documents were presented to Office of the State Controller for inclusion in the State financial statements for the period ending June 30, 2021. MRRA received an unmodified (clean audit) opinion letter for a fourteenth consecutive year.

It should be noted that MRRA does not receive a state appropriation as part of the General Fund Budget. MRRA's funds come from revenues from property sales, leases, common area maintenance charges and utility customers. MRRA also received this year \$295,390 from the BNAS Job Tax Increment Financing Fund from the State of Maine.

Capital improvements projects are funded from a combination of aviation capital improvement funds from Maine DOT, the Federal Aviation Administration, tax increment financing revenue from the Town of Brunswick and revenues MRRA raises from property sales, leases, utility customers and public area maintenance charges.

C. A listing of all property transactions pursuant to Section 13083-K

On February 7, 2011, the Navy and MRRA signed the airport Public Benefit Conveyance (PBC) Agreement for 992.2 acres, including three large hangars, a number of aviation-related support buildings and revenue-producing facilities for the airport. Through subsequent amendments, the total expected PBC transfer is now 1,002.60 acres. The conveyance of title will come over time as properties that are determined to be “clean” through a Finding of Suitability to Transfer (FOST) and are then deeded from the Navy. Accordingly, not all the properties can be conveyed at the same time, but in phases as clean-up continues and FOSTs are issued. As of December 31, 2021, MRRA has received a total of 985.62 acres of airfield property and 19 buildings containing 627,516 square feet. As a condition of transfer from the Federal Aviation Administration and the Navy, land and buildings within the Airport property cannot be sold. MRRA built a 10,000-square foot ten-unit T-Hangar and a 15,867 square foot box hangar bringing the total square footage managed to 653,383. The Navy did not transfer any PBC property in 2021.

On September 14, 2011, the Navy signed a *Non-Binding Summary of the Acquisition Terms and Conditions for the Naval Air Station Brunswick, Maine by and between the United States of America and the Midcoast Regional Redevelopment Authority* (i.e., term sheet) for a total of 1,112 acres which would be transferred through an Economic Development Conveyance (EDC). Through subsequent amendments, the total expected EDC transfer is now 1,255.32 acres. MRRA has received through Quit Claim Deed or Lease in Furtherance of Conveyance 950.09 acres from the Navy. The Navy transferred a total of 13.90 acres to MRRA on September 29. This transfer included the former fuel farm site which had been turned into two baseball fields by the Navy and an area around the southern gate.

As part of the EDC Agreement, MRRA agreed to share annually with the Navy 25% of gross revenues from the sale or lease of EDC property after the receipt of the first \$7.0 million. The revenue share remains in place until gross revenues reach \$37.4 million. There is no revenue sharing in excess of \$37.4 million and less than \$42.4 million. The Authority is required to pay the United States Government 50.0% of gross real estate proceeds in excess of \$42.4 million until September 29, 2034. To date, MRRA has paid the United States Government \$8,590,944.96.

This year, MRRA sold a 9.09-acre parcel and building 632 to SIMS, LLC. This property will become the site of Forj, a thermoplastics tape and composite material manufacturing company. On December 30, MRRA sold building 660, the former Navy Truck Wash Building and 2.89 acres to Thomas Wright, a local real estate developer who is using the building as a maintenance facility for his business.

In summary, MRRA currently manages a total of 51 buildings with 762,678 square feet of commercial, industrial and professional office space which includes 12 utility buildings and all of the associated utilities serving those buildings.

All the remaining properties at the former NASB and Topsham Annex will be conveyed from the United States Government to MRRA once appropriate environmental clearances are obtained.

D. An accounting of all activities of any special utility district formed under Section 13083-L

On September 30, 2011, the Navy transferred all utilities on the base, including the potable water distribution system, the sewer collection and pump station assets, stormwater collection system to MRRA.

On June 30, 2019, MRRA transferred the operation and sanitary sewer gravity collection system to the Brunswick Sewer District. With the completion of the upgrade to three sanitary sewer pump stations, MRRA transferred those facilities and over 3,900 linear feet of force mains to the Brunswick Sewer District on December 31, 2021.

MRRA has been providing electrical distribution services at Brunswick Landing since 2011. In 2020, MRRA filed its Electrical Distribution Terms and Conditions to the Maine Public Utilities Commission to become a regulated municipal electric utility. The PUC approved our Terms and Conditions on July 21, 2021.

In 2021 MRRA became a Designated Operator of a Public Drinking Water System by the Department of Health and Human Service's Office of Drinking Water Division. MRRA also filed its Terms and Conditions for a portable water distribution system with the Maine Public Utilities Commission.

This year also marked MRRA's twelfth year of operating a regional general aviation airport, which is becoming a great asset for the Midcoast region, with over 25,290 takeoffs and landings for the first eleven months of 2021. Over a period of eleven years, MRRA received more than \$33.4 million in grants from the Federal Aviation and MaineDOT to convert a military airfield into one of the state's largest general aviation airports. Beginning in 2020, the airport was transferred into the FAA's competitive Discretionary Grant Program. This year the FAA approved the following grants:

FAA MAP AIP 040 Runway Pavement Maintenance Runway 1R-19L Phase II	\$110,700
FAA MAP AIP 041 Grant Amendment Hangar Improvements Phase IV	\$39,300
Total	\$150,000

E. A listing of any property acquired by eminent domain under Sec. 13083-N

No property was acquired by MRRA through its powers of eminent domain.

F. A listing of any bonds issued during the fiscal year under Sec. 13083-I

MRRA did not issue any bonds during 2020. However, in 2020 entered into three debt instruments. MRRA was approached by two tenants requesting larger rental space; Starc Systems and Vivid Cloud Development Services (formerly Here Engineering). Starc Systems was interested in moving into the southern bay of Hangar 5, leasing approximately 50,000 square feet. MRRA and Starc came to an agreement that MRRA would borrow funds to provide tenant designed build to suit renovations of hangar 5. MRRA borrowed \$350,000 on a five year note from Mechanics Savings Bank at a rate of 4.72%. A loan agreement was signed in January of 2020 with an amortization schedule that began on April 16, 2020.

MRRA worked again with Mechanic Savings Bank to assist Vivid Cloud Development Services to expand its operations in Hangar 6 to the first floor in a lot larger office area. MRRA signed a ten-year Promissory Note on June 3, 2020, for \$325,000 at an interest rate of 3.99%.

Both lease agreements state that if the tenant leaves, the tenant will be responsible for the balance of the principal due on the loan that MRRA signed.

On June 18, 2020, Brunswick Landing MHC USA, LLC, a partnership which is owned 99% by the Midcoast Regional Redevelopment Authority closed on the refinancing of debt with Bangor Savings Bank on the 79,600 square foot build to suit medical device manufacturing facility for Molnlycke Healthcare USA with Norway Savings Bank following a request for bids from six Maine banks. Brunswick Landing MHC borrowed \$7,714,311.17 on a note that will mature on March 18, 2033.

G. A statement of the Authority's proposed and projected activities for the ensuing year

Please find attached a copy of MRRA's current Business Plan. A new business for 2022 will be presented to the Board of Trustees at its February 23, 2022 meeting.

On May 20, Executive Director Steven H. Levesque gave his retirement notice to the Board of Trustees with an effective date of December 31, 2021. Steve served as the first Executive Director of MRRA beginning on January 1, 2008. He had previously served as the Executive Director of the Brunswick Local Redevelopment Authority that developed the vision and plan for Brunswick Landing. Steve's outstanding vision and leadership propelled MRRA to meet or exceed all of its original goals and objectives and has become nationally recognized for being one of the most successful base re-use initiatives.

Steve was a two-time recipient of the Community Leadership Award from the Association of Defense Communities (ADC) for demonstrating innovation and excellence in the successful redevelopment of the former Naval Air Station Brunswick. Under Steve's leadership the MRRA team has been recognized by a number of state organizations including – 2011 Champion of Economic Development Award from the Maine Development Foundation, 2017 Maine ENVY Award from the Maine State Chamber of Commerce, 2013 Maine Real Estate Development Association's Nobel Project Award, 2016 Small Business of the Year Award from the Southern Midcoast Chamber of Commerce, and the 2017 Community Leadership Award of the United Way of Midcoast Maine. He was named the 2018 MaineBiz Business Leader of the Year for Non-Profits. As the new Executive Director of MRRA, I want to recognize and express my appreciation to the strong foundation that Steve built for MRRA and the economy for the Midcoast region.

I was appointed as the new Executive Director of MRRA. Jamie Logan was hired to replace me as the Director of TechPlace. Jamie had previously served as an Account Executive for the Department of Economic and Community Development for the State of Maine.

H. Recommendations regarding further actions that may be suitable for achieving the purposes of this article

One of the areas that I intend on continuing to pursue is the development of a life science incubator center at Brunswick Landing and a partnership with the State of Maine will be critical to this effort. Life sciences are among the fastest-growing industries in Maine and play an increasingly important role in Maine's economy. This diverse industry contributes over 7,400 jobs to the state's economy, demands an average annual income of \$95,000, is responsible for over \$1.5 billion to the state's GRP, and represents 5% of Maine's total exports. Over the last 5 years, life science job growth has shown a 14% increase, significantly outpacing the 4% job growth of all other industries in Maine combined and the data indicates these trends will continue in the years to come.

To assist in the growth of the life science industry, Maine needs to be able to support early stage and growth companies that are innovating in this sector. Companies focused on R&D and manufacturing need access to affordable lab space, equipment, funding, mentors, education, networking, and essential resources to allow them to commercialize life science discoveries.

Maine is geographically situated to be a prime location for life sciences, marine and ocean science research and development, and where the blue economy is ripe for expansion. Maine has an impressive concentration of world-class scientists producing cutting-edge bioscience discoveries at globally recognized research facilities including Jackson Laboratory, Mount Desert Island Biological Laboratory (MDIBL), Gulf of Maine Research Institute, Bigelow Laboratory for Ocean Sciences, Maine Health, the University of Maine, and the University of New England. With these companies as drivers, Maine has seen a 14% job growth in the industry over the past five years and is on a trajectory to do more.

The State of Maine will benefit from having a life science incubator center that can provide support and resources to bioscience companies looking to locate and grow in Maine. The MRRA is in a unique position to help create an opportunity for Maine and fill this gap. Due to the 2005 closure of the former Naval Air Station Brunswick, the local LRA's created a Master Reuse Plan for the property which calls for the development of centers of excellence for technology innovation, a live, work, play and educate environment, and to support smart growth principles. The Master Reuse Plan also identified the 6 predominant economic clusters in the Midcoast which

What gave you the motivation to start another company from the ground up after EnvisioNet?



Some people believed in me and offered support. Steve Levesque, Executive Director of the Midcoast Regional Development Authority, was one of those mentors that showed up at the right time. He listened to my talk about the new business, how I believed it could work except that I had no money and no credit. He suggested I apply for loans through Maine Rural Development Authority, Midcoast Council of Governments and MRRA. These economic development loans and Steve's encouragement fueled the start-up of SaviLinx. (Mainebiz, August 9, 2021)

represented 45% of the total Midcoast economy. These clusters were shown to have higher location quotients than the state. Science, technology, and higher education was among the 6 economic clusters and a life science incubator aligns with MRRA's plan to work to support the growth of the science and technology sector.

Over the past year, MRRA has worked in concert with Maine Center for Entrepreneurs, Maine Bioscience Cluster Initiative, The Roux Institute, Maine DECD, Maine Technology Institute, the Economic Development Administration within the Department of Commerce, SMRT, Consigli Construction, as well as several of our current bioscience and technology related tenants at TechPlace to begin to assemble a plan to design, fund and construct a life science incubator center at Brunswick Landing. An EDA ARPA Economic Adjustment Assistance (ARPA EAA) program grant funded at 80% may provide a major portion of funding to make this vision possible for a 2023 project. We look forward to working with the State of Maine as a critical partner in moving this project forward.

1. A description of the MRRA's progress toward achieving the goals set forth in Section 13083-G:

- 1. Short-term goal.** Recover civilian job losses in the primary impact community resulting from the base closure; (*Accomplished in 2015*)
- 2. Intermediate goal.** Recover economic losses and total job losses in the primary impact community resulting from the base closure (estimated by the State Planning Office at \$140 million);

We have just started to review data and will this coming year evaluate how to best measure this metric against the State's impact analysis.

- 3. Long-term goal.** Facilitate the maximum redevelopment of base properties (Reuse Master Plan estimated full build out potential of nearly 12,000 jobs).

Naval Air Station Brunswick employed 714 civilians at its Brunswick and Topsham sites at the time of the base closure announcement. After just 127 months from the official date of closing the base in May of 2011, there are over 2,528 individuals working at Brunswick Landing; up from 2,200 last year. The key to the success of the redevelopment effort is due, in large part, to the collaborative partnerships engaged in the effort, including, but certainly not limited to, you and the State of Maine, the Towns of Brunswick and Topsham, multiple federal agencies, the U.S. Navy, the businesses and real estate community who have invested into the project, and many others.

Thank you for your continued interest and support of this important economic development project for the State of Maine, which has become a critical asset to growing our economy. I look forward to working with you and your administration.

Sincerely,



Kristine M. Logan
Executive Director

cc.

Heather Johnson, Commissioner, MaineDECD
Grant Pennoyer, Executive Director, Legislative Council
Joint Standing Committee on Labor, Commerce, Research and Economic Development
Brunswick Legislative Delegation
Brunswick Town Council
Topsham Board of Selectman
John Eldridge, Brunswick Town Manager
Derek Scrapchansky, Topsham Town Manager
MRRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director, CFO
Jamie Logan, TechPlace Director