

# MAINE STATE LEGISLATURE

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February 9, 2026

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

Subject: Annual Report of MRRRA for the year ending December 31, 2025

Dear Governor Mills:

Pursuant to 5 MRSA §13083-S, I am writing to update you on the activities of the Midcoast Regional Redevelopment Authority (MRRRA) and the remarkable transformation of the former Naval Air Station Brunswick 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 to recover from economic and employment loss as a result of base closure. The first meeting of the MRRRA 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. 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:

***Redevelopment Achievements:***

- **One hundred fifty 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.
- **2,556 new jobs** have been created at Brunswick Landing to date. Also, there are 120 Maine Army National Guard members and 244 Marine Corps Reservists assigned to their units at Brunswick Landing, bringing the **total employment to 2,800**.
- TechPlace, our technology business incubator, is home to *thirty-eight early-stage technology businesses*, with **118 current employees**. Resident businesses exist in all six target business sectors: aerospace, advanced materials, information technology, cleantech, and life sciences. To date, TechPlace has graduated twenty-nine businesses, nearly all of which have remained



in Maine. Collectively, those graduates have **created over 450 jobs**.

- **Over \$272,555,464 in new taxable property valuation** has been added to the property tax rolls in the town of Brunswick and \$7,894,000 in Topsham. **This new valuation has generated new property tax revenues for FY 2026 in Brunswick of \$6,500,447 and \$98,675 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 1,959.38 of the 2,257.92 acres** we are slated to receive through deed transfer or Lease in Furtherance of Conveyance. MRRA has now received 969.72 (77.25%) of the 1,255.32 acres of the non-airport property and 989.66 (98.71%) of the 1,002.6 acres of airport land. The Navy transferred approximately 13 acres in 2025 to MRRA.
- Since 2011, MRRA has **sold fifty-six buildings** and 668 acres of land to twenty-two private sector developers and several individual businesses for active redevelopment purposes. This year MRRA sold 10 acres (lots 61 & 62) to Priority Real Estate of Topsham, Maine.
- MRRA and our partnership with Brunswick Landing MHC USA, LLC currently lease 135,968.88 square feet of the 144,653 square feet available or an **occupancy rate of 96% in nine EDC acquired buildings and two buildings MRRA built**. There are four other EDC buildings that serve utility needs totaling 770 square feet.
- There are currently **2,250 housing units** occupying the former base properties, 750 of which have been constructed since 2018, providing critical housing supporting the regional workforce.
- GreenTech Renewables, a national solar distribution company, began construction of a 45,000 square foot building at Brunswick Landing just behind the Martin's Point Healthcare building. Construction was completed in fall of 2025.
- STARC completed 100,000 SF of manufacturing and admin building on Pegasus.

#### **A. Description of the Authority's Operations**

The year 2025 was another busy, challenging and successful year for MRRA. MRRA continues to act as a catalyst in the redevelopment of Brunswick Landing for the State's economic growth. Our business development efforts continue to focus on quality job creation in our targeted industries: aviation/aerospace, clean technology, composites, information technology, biotechnology, and education.

MRRA reached a number of important milestones in 2025. Consistent with MRRA's adopted 2024 *Strategic Business Plan for Brunswick Landing and Topsham Commerce Park*, this past year's performance on those objectives includes the following accomplishments:

- **MRRA Restructure:** MRRA implemented a series of structural changes to strengthen operations, improve service delivery, and position the organization for long-term success. These adjustments reflect a

thoughtful response to recent retirements and evolving organizational needs that ensure the right capacity and expertise are in place to meet current and future demands. This realignment supports more consistent decision-making and stronger day-to-day execution of MRRRA's goals and advances our mission moving forward.

- Appointment of New Executive Director: On February 20, 2025, the Board of Trustees announced the appointment of Daniel B. Stevenson as the new Executive Director of MRRRA, effective March 3, 2025. Mr. Stevenson brings extensive experience in economic development, land use, and environmental management, having previously led major revitalization efforts in Westbrook and Biddeford. He succeeds Interim Director Steven Levesque, who led the authority through the initial search and recovery phase.
- The Board of Trustees elected the following officers: Chair- Barry Woods, Vice Chair- Herman (Nick) Nichols, Treasurer-Jonathan Crasnick, and Secretary- Barry Valentine.
- Expansion of the Midcoast Charitable Foundation: In February 2025, the Midcoast Charitable Foundation of Maine (MRRRA's 501(c)(3) subsidiary) awarded \$25,000 in grants to eighteen local area organizations. This milestone brought the total funding distributed by the foundation since its inception to \$193,702, supporting a wide range of services from veterans' councils to youth hockey and local food security.
- MRRRA Collaborative Engagement: MRRRA has worked collaboratively with the Town of Brunswick, the region's legislative delegation, area businesses, and local, regional, state, and federal organizations to realign and prioritize shared redevelopment goals. Through ongoing coordination, open communication, and partnership-building, MRRRA has ensured its objectives are aligned with community planning priorities, economic development needs, and available public resources. This collaborative approach has strengthened transparency, improved coordination across jurisdictions and sectors, and positioned MRRRA to advance strategic, well-supported initiatives that deliver long-term benefits for the community, the region, and the State of Maine.

#### Infrastructure & Environmental Stewardship:

- Job & Business Totals: As of early 2025, Brunswick Landing reached over 2,800 employees across more than 150 innovative businesses, maintaining its status as a national leader in military base reuse.
- Airport Growth: Brunswick Executive Airport (BXM) continues to see strong traffic, maintaining its pace as one of the state's busiest general aviation hubs.
- Staff Updates:
  - Executive Director: Daniel B. Stevenson (Effective March 2025).
  - Deputy Director: MRRRA hired Ashley Rand, Deputy Director (Effective January 2026) to oversee government liaison, grant management, and project oversight.
  - Chief Financial Officer/Director of Human Resources: MRRRA Hired Heather Neal (Effective September 2025) to oversee financial and administrative matters including accounting, financial reporting,

budgeting, long-range financial plans, accounting and MIS internal control procedures, payroll, and banking and audit firm relationship, and procurement of goods and services.

- Facilities Maintenance Manager: In August 2025, MRRRA hired a Facilities Maintenance Manager to lead daily maintenance, repair operations, and long-term capital improvement for all MRRRA-owned infrastructure.
- TechPlace Administrative Assistant: MRRRA hired a new Administrative Assistant for TechPlace (priority review began August 7, 2025) to manage the day-to-day operations and community-building efforts for the 40+ startups housed in the manufacturing incubator.

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

- Altha Technology
- AO Cyber Security
- Arcadia Alliance
- Atayne
- bluShift Aerospace
- Captive Drone
- Fathom Fishing
- Fiddlehead Designs
- Go Babe
- Griffin LLC
- Harbor Technologies
- InSphero Manufacturing
- JMH Associates LLC
- Maritime Surveillance Associates
- Mobility Technologies
- Nobleheart
- Ocean Eco.
- Plant & Flask
- Running Tide
- Savoie Composite Solutions
- Sea Potential
- STARC Systems
- Tanbark, LLC
- The Maine Extraction
- Thrivant Health
- VALT Enterprises, Inc.
- Village Green Ventures
- Vivid Cloud Development Services
- Wireless Sensors

In FY 2025 MRRRA signed the following leases:

- Evergreen Additive
- Four Seasons Landscaping
- Stratton Aviation-Hangar 4

And Brunswick Landing Realty Development Corporation signed the following 10 new User Agreements for space in TechPlace in 2025:

- Auditable Intelligence
- Bartlett Consulting LLC
- Evergreen Additive Inc
- Maine Space Corporation
- Pepin Aerospace
- Poseidon Aerospace
- Sports4Life Designs
- Wandering Isle
- Sea Potential\*
- The Ickes Group

## **Brunswick Executive Airport**

- Since its inception in 2011, Brunswick Executive Airport (BXM) has played a key role in supporting the regional and state aviation needs. BXM has become an integral asset to Maine's aviation system and an important base for the future growth and development of Maine's aerospace future. In 2025, flight operations have totaled just over 25,000. 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. Target sectors for BXM include large aircraft maintenance, general aviation, flight training, advanced aviation mobility, new space and aerospace research and development.
- MRRA manages twenty buildings at Brunswick Executive Airport (BXM) acquired through a Public Benefit Conveyance from the Navy and two additional hangar facilities MRRA constructed (Hangar 7 and T-Hangars). A total of 793,400 square feet is available to rent. There is a occupancy rate of 95%.
- To date, 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 of a ten-unit T-Hangar building and a 151867 square foot box hangar.
- Brunswick Executive Airport is the home to the Maine Space Corporation and the University of Maine at Augusta's {UMA) aviation campus, which hosts crewed and un-crewed pilot flight programs, and an aviation maintenance technician program. Plans are underway to start an air traffic control school program, utilizing the Navy's former air traffic control facility.
- In 2022, the University of Maine at Augusta and MRRA partnered in a successful \$400,000 Congressional Direct Spending Earmark to establish the state's first FAA certified Aircraft Maintenance Technician School housed in Hangar 6. The AMTS certificate program is a 5-semester, 55-credit-hour course that prepares students for the FAA Airframe and Powerplant Certification. The first class began in September of this year with twenty-five students.
- The Airport Master Plan Update began this fall, which is being led by the engineering firm of Dubois King.
- In 2025, MRRA & Dubois & King have completed all chapters of BXM's Airport Master Plan update and have a final revision in early 2026, which has involved substantial public engagement.
- MRRA took delivery of a new NorthStar snow blower purchased through a FAA grant. This increases the airport's ability to remain open and increase airport safety through-out winter operations.
- The Airport hosted the Maine ACE (Aviation Continued Education Camp) this year in conjunction with other airports, UMA, and local businesses.

## ***Environmental Management and Conservation***

PFAS Testing & Transparency: Ongoing testing and reporting of PFAS levels at Brunswick Landing remained a priority, with regular updates provided to the community to ensure transparency and safety.

**PFAS Remediation and System Modernization:** Following the August 2024 accidental discharge, MRRA has entered into a landmark Consent Agreement with the U.S. Environmental Protection Agency (EPA) in September 2025. This agreement outlines a multi-phase modernization project to clean or replace legacy fire suppression systems in all airport hangars. A detailed scope of work was submitted on December 31, 2025, with a project completion deadline of December 2027.

**Total Removal of AFFF Concentrate:** As of August 19, 2025—the one-year anniversary of the spill—Executive Director Daniel Stevenson confirmed that 100% of the AFFF concentrate has been removed from the Brunswick Landing campus. MRRA successfully brokered a deal to sell the remaining 6,000 gallons of concentrate to American Airlines for \$250,000, with funds being reinvested into cleaning the system residue

**Legislative and Regulatory Compliance:** MRRA is actively implementing the requirements of LD 407, signed by Governor Mills in May 2025. This resolve mandates the total removal of PFAS-based foam from the former base by the end of 2025 and the full purging of all systems by 2026. Additionally, MRRA is working under the LD 1637 (MRRA Reform Act), which enhances environmental regulations for property transfers and construction permissions.

**Continuous Environmental Monitoring: \* Stormwater and Groundwater:** In coordination with the Maine DEP and the Navy, MRRA completed comprehensive stormwater evaluations and CCTV surveying of 20,285 linear feet of infrastructure in March 2025 to ensure no lingering foam residue remains in the drainage systems.

- **Public Transparency:** MRRA launched a dedicated portal on its website in late 2025 to publish all ongoing PFAS testing results, including major data summaries from October 2025, to maintain transparency with the Brunswick community.

**Open Space Progress:** The ongoing transfer of 188 acres on the Westside (adjacent to the Brunswick Commons) to the Town of Brunswick for passive recreation and open space continues to progress toward final conveyance, ensuring the preservation of the region's natural corridors.

**Sustainability and "Smart Growth":** MRRA continues its commitment to 100% renewable electric power for the campus. In 2025, the Authority facilitated the groundbreaking of the GreenTech Renewables facility, further solidifying Brunswick Landing's role as a hub for clean technology and sustainable industrial development.

### ***Utilities and Infrastructure***

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, poles and transformers. Since 2012, MRRA has invested more than \$9.83 million in utilities and other public infrastructure.

On July 21, 2021, MRRA became a regulated public electric utility per order of the Maine Public Utilities Commission. Electric power provided to Brunswick Landing customers comes from 100% renewable energy sources. In Q1 2024, Viridi acquired a legacy biosolids digester plant at Brunswick Landing with the intent to transform the site into an industry-leading waste-to-RNG facility. In January of 2019, a \$3 million 1.5-megawatt solar farm owned by

Diversified Communications began generating electricity for the campus. The solar farm is currently generating about 12% of the energy needs of the campus. The Brunswick Landing Electric Utility purchases the balance of its energy supply under a contract for renewable energy with NextEra Energy.

In June of 2019, MRRRA transferred the entire gravity sanitary sewer system to the Brunswick Sewer District. In December of 2021 MRRRA finished the reconstruction of three sanitary sewer pump stations (Theater Lift Station, Public Works Lift Station and Hangar 6 Lift Station) at a cost of \$1-47 million and transferred these new facilities and over 9,505 feet of sanitary sewer gravity mains over to the Brunswick Sewer District. MRRRA transferred the Woodland Pump Station valued at \$981,251 to the Brunswick Sewer District on January 1, 2024 and the Mariner Pump Station valued at \$992,144.76 on June 30, 2024. MRRRA is now officially out of the sanitary sewer collection business.

Since October 11, 2011, MRRRA has operated a potable water distribution system. The water utility today serves 188 water customers. In November 2024 the MainePUC issued an order that the Authority to file within 120 days a rate schedule and terms and conditions, for any water service provided by the Authority and become a regulated public water distribution service.

MRRRA's pending \$4,500,000 CDS request to upgrade Admiral Fitch Avenue and Orion Street for transfer to the Town of Brunswick did not advance for 2026 funding.

Prepared and submitted a Ten-Year Climate Action Plan to the MainePUC that included specific actions for addressing the expected effects of climate change on the utility's assets needed to transmit and distribute electricity to its customers on behalf the Brunswick Landing Electric Utility District in compliance with 35-A MRSA§3146.

In October 2024, Crooker Construction began work on the Katahdin Project to extend water and sewer utilities to approximately fifteen acres of developable land. Stare Systems, a graduate of TechPlace, will be constructing a new 100,000 square foot manufacturing facility to manufacture innovative temporary containment wall systems that eliminate the disruption of renovation project.

Performed quarterly inspections of our Stormwater Pollution Prevention Plan.

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

In accordance with PL 2001, c. 568, §1, the Authority provides the following accounting of its receipts and expenditures, and its assets and liabilities, as of the close of its fiscal year.

Please find attached the audited financial statements for the fiscal year ending June 30, 2025, as prepared by Runyon Kersteen Ouellette.

In December 2025, the Town of Brunswick Council approved a request for \$1,316,200 in Tax Increment Financing (TIF) funding to support the Authority's annual capital improvement program.

As of December 2025, the Midcoast Regional Redevelopment Authority has incurred the following costs related to the AFFF discharge at Hangar 4:

- Hangar 4 Spill Related Expenses: \$876,272.04-Related Expenses: \$876,272.04
- Hangar 4 Lost Revenue: \$102,551.87

Total Spill Related Costs: \$978,823.91-Related Costs: \$978,823.91

**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 989.66 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 suitable for reuse by the US EPA and MaineDEP 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, 2025, MRRA has received a total of 989.66 acres of airfield property and nineteen 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. The Navy did not transfer any PBC property in 2025.

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 969.72 acres from the Navy. The Navy transferred approximately 13 acres of EDC parcels in calendar year 2025.

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. Through FY 2023, MRRA has paid the United States Government \$9,186,348.49. On November 6, MRRA requested the that the Navy accept a deferral on the EDC payment of \$140,819.70 due to the cost of the AFFF release on August 19.

This year MRRA sold 10 acres (lots 61 &62) to Priority Real Estate of Tospham, Maine.

The United States Government will convey all remaining properties at the former NASB and Topsham Annex to MRRA once appropriate environmental clearances are obtained. Properties within Brunswick Landing that involve any soil displacement and/or potential contact with groundwater, the Navy, in consultation with USEPA and

MaineDEP must provide approval before the Town of Brunswick will approve a construction permit. Applicants are required to complete the Brunswick Landing Construction Permission Request form available from the Navy or on the Permits and Applications page of the Town of Brunswick Planning and Development website. Completed forms are submitted to MRRA for initial review and then forwarded to the Navy for review and approval. The Navy then notifies MRRA when all permissions have been acquired. To date, fifty construction permit forms have been submitted and approved.

Under CERCLA, if a remedial action results in CERCLA hazardous substances, pollutants or contaminants remaining at a site at levels that do not allow for unlimited use and unrestricted exposure, the Navy must review the site every five years. Prior Five-Year Review Reports were signed in 2000, 2005, 2010, 2015, and 2020. The preparation of Sixth Five-Year Review Report was begun by the Navy in August. Per US EPA guidance, the review includes all CERCLA sites with signed RODs to ensure that implemented remedies remain protective of human health and the environment. Sites for the upcoming review will include Sites 1 & 3, Site 2, Site 7, Site 9, Site 12, Eastern Plume, Quarry Area, and the Picnic Pond Stormwater Retention System.

In 2020, the Navy installed a construction dewatering treatment system (CDWTS) to support construction activities by property owners at Brunswick Landing. Prior to treatment by the CDWTS, contractors are required to submit a treatment plan that is approved by the Navy, MEDEP, and USEPA. Since 2020 the system has treated 429,112 gallons of construction water.

#### **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 electrical distribution system, the potable water distribution system, the sewer collection and pump station assets, stormwater collection system to MRRA.

##### ***Brunswick Landing Electric Utility District***

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.

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. With this order, the Midcoast Regional Redevelopment Authority had to move the July 1 fiscal year budget to a calendar year budget which began in January of 2023. The Brunswick Landing Electric Utility now serves 480 customers.

Firstlight is a customer of Brunswick Landing Electric Utility located at 14 Resilient Circle. On December 16, 2022, the Parties entered into an agreement by which MRRA would return a total of \$1,213,067.99 in the form of cash and bill credits to Firstlight for what was believed to be an error running from June 2015 to June 2022, resulting from the application of an incorrect meter multiplier at the Firstlight Facility as

reported in last year's notes to the Financial Statement and Management Discussion and Analysis Memorandum. Under that agreement, MRRRA made a payment January 3, 2023, in the amount of \$577,246.60 and then a monthly credit beginning January 1, 2023, in the amount of \$48,103.89 per month for all of 2023 and a final payment credit of \$58,576.71 in January of 2024. This would be funded by a loan from MRRRA's Revolving Loan fund of \$577,246.68 (seven year note at an interest rate of 4.0% with payments beginning July 1, 2023).

On December 14, 2023, MRRRA notified Firstlight that it believed the assumptions forming the basis for the 2022 Settlement Agreement were incorrect, and that MRRRA subsequently believed that two of the Firstlight Facility's three metered interconnections should have been billed at a meter multiplier of 600:1 rather than the 240:1 meter multiplier identified by MRRRA in the 2022 Settlement Agreement. In the December 2023 Notice, MRRRA indicated that it would seek to collect from Firstlight the difference between amounts billed at a meter multiplier of 240:1 for the prior twelve months as compared to what MRRRA believed should have been billed at 600:1. The payment has been paid by First Light. The December 2023 Notice also indicated that MRRRA was requesting full return from Firstlight of the amounts paid or otherwise credited to FirstLight under the 2022 Settlement Agreement. A Settlement Agreement was signed in November providing a supplemental monthly payment of \$55,555.56 per month for eighteen months.

MRRRA signed a Wholesale Transmission and Distribution Agreement with Central Maine Power Company in November which will be presented to the MainePUC in the first quarter of 2025. MRRRA has also come to a tentative agreement with NextEra Energy to assume MRRRA's Regional Network Service (RNS) load through its ISO-NE Settlement Account of Open Access Transmission Tariff (OATT). The Independent System Operator (ISO) New England oversees the operation of New England's bulk electric power system and transmission lines, generated and transmitted by its member utilities. One of its major duties is to provide tariffs for the prices, terms, and conditions of the energy supply in New England to determine the price, terms and conditions of Energy Supply in New England.

MRRRA continues to work with our contractors, PUC and ISO New England to set a fair rate case and wholesale power purchase agreement for consumers.

### ***Brunswick Landing Water Utility***

Since October 1, 2011 MRRRA has operated a potable water distribution system. In 2021 MRRRA became a Designated Operator of a Public Drinking Water System by the Department of Health and Human Service's Office of Drinking Water Division. On August 30, 2023, the Maine Public Utilities Commission initiated, pursuant to 35-A M.R.S. § 1303(2), a formal investigation into MRRRA's water service operations at Brunswick Landing (Docket No. 2023-00209) to determine whether there were grounds for further investigation into MRRRA's water operations, particularly whether MRRRA was operating its water system as a "public utility," as that term is defined under 35-A M.R.S. § 102(22). The water utility serves 188 water customers. On November 41, 2024, the Commission issued an order that the Authority to file within 120 days a rate schedule and terms and conditions, for any water service provided by the Authority.

We continue to work with the Brunswick-Topsham Water District to align updated accounting/billing software with the Brunswick Landing Water Utility as we move closer toward Utility transfer in the future.

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

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

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

No bonds or other financing were issued under Sec. 13083-I during the fiscal year ending December 31, 2025.

The installation of highspeed electric vehicle fast charging stations at Brunswick Landing has been completed. The related five-year promissory note in the original amount of \$200,000 was paid in full as of November 2025. -speed electric vehicle fast-charging stations at Brunswick Landing has been completed. The related five-year promissory note in the original amount of \$200,000 was paid in full as of November 2025

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

- MRRRA anticipates the Governor's Office and Senate will approve or renew 6 MRRRA Board of Trustee members.
- Complete organizational employee restructuring by preparing Brunswick Landing for redevelopment activities.
- Work with Town of Brunswick to remove Tax Increment Financing (TIF) cap and use funds to implement the remaining AFFF mitigation plan approved by EPA and DEP.
- Review Brunswick Landing leasing structure and make changes that address revenue demands and while working with existing organizations on campus.
- Implement a Business Retention and Expansion (BRE) program at the Brunswick Landing campus.
- Work with Tri-State Collaborative to host a 2-3 day music festival on campus in 2027.
- Host Blue Angels' Air show in July 2026. Renegotiate the contract with the Airshow Network for future Airshows.
- Negotiate sale of Mare Creek golf course.
- Complete due diligence for EDC MRRRA-owned properties and prepare them for RPF issuance to developers.
- Conduct MRRRA road's condition analysis through RFP issuance to prioritize maintenance and road reconstruction and identify funding sources to accomplish it.

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

***Jobs Tax Increment Financing***

We extend our sincere gratitude to Representative Ankeles of Brunswick for his leadership in sponsoring this legislation contained within 5 MRSA 13083-S.1, that which crucially extends the fund's payment eligibility until January 1, 2051, and increases the benchmark for legislative

review to 8,000 net new jobs to accurately reflect the region's sustained economic growth. While these extensions provide a necessary foundation for stability, the Authority remains concerned regarding the current revenue-sharing arrangement, which has seen a 66% reduction in anticipated income due to the exclusion of remote workers from funding calculations

The employees working from home continue to contribute to the economic vitality of Brunswick Landing, and their efforts have a positive impact on the community as a whole. These individuals are still an integral part of the Maine workforce, and we believe it is fair and equitable for the revenue-sharing agreement to encompass all employees, regardless of their physical work location.

During the next legislative session, MRRA will kindly request that the State of Maine reconsider its decision and reinstate the revenue-sharing arrangement for all employees, including those working from home. This adjustment is crucial for maintaining the financial stability of MRRA and ensuring that we can continue to support the economic growth and development of the Midcoast region.

#### ***Life Science Incubator***

And finally, we 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 salary 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.

#### ***I. 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).
- 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. To date, there are over 2,500 individuals working at Brunswick Landing. The key to the success of the redevelopment effort is due, in large part, to the collaborative partnerships engaged in the effort, including, 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

Sincerely,



Daniel Stevenson  
Executive Director  
**Midcoast Regional Redevelopment Authority**

- CC. Michael Duguay, Commissioner, MaineDECD  
Susan Gresser, Executive Director, Legislative Council  
Joint Standing Committee on Housing and Economic Development  
Brunswick Legislative Delegation  
Brunswick Town Council  
Topsham Board of Selectman  
Julia Henze, Brunswick Town Manager  
Mark Waltz, Topsham Town Manager  
MRRA Board of Trustees  
Ashley Rand, Deputy Director, MRRA  
Heather Neal, CFO/Director of Human Resources, MRRA  
Jamie Logan, TechPlace Director, MRRA  
Jake Levesque, Innovation and Development Director, MRRA

