

MAINE STATE LEGISLATURE

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MRRA's 3RD ANNUAL Report

Bruns
Aviation
Technology
Manufacturing
COMPOSITES
Innovation
New
Inspiration
Growth
JOBS
COMMUNITY
SYNERGY
Leadership
Advanced
Sustainability
Top
Smart
WOW!

MRRA

2010

MRRA



Midcoast Regional
Redevelopment Authority

MRRA's Mission Statement

MRRA's mission is to implement the Reuse Master 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.



Dear Friends:

This has been another busy, challenging and productive year for the Midcoast Regional Redevelopment Authority (MRRA). We said goodbye to the last remaining squadron at NASB and saw the base population drop significantly. We, as a state, continued to wrestle with a difficult economic environment. And the base closure at NASB only compounds the challenges facing Maine. Despite these challenges, MRRA continues to take the actions necessary for Brunswick Landing and Topsham Commerce Park to become Maine's center of innovation and a catalyst for the State's economic recovery.

Highlights of the past year's activities include:

- Naming the two base properties - Brunswick Landing: Maine's Center for Innovation and the Topsham Commerce Park.
- Naming the airport facilities - Brunswick Executive Airport with "BME" as its call letters.
- Submitting the Airport Master Plan to the Federal Aviation Administration.
- Awarding the Fixed Based Operator (FBO) contract to FlightLevel Aviation.
- The passage of the Maine Jobs Bond in June 2010 which includes an \$8 million bond package.
- Landing Kestrel Aircraft Company who will be designing and building their JP-10 all-composite turbo prop plane here at Brunswick Landing.
- Working with Mölnlycke Health Care, a pharmaceutical wound care manufacturer, as they investigate an expansion to Brunswick Landing.
- Communicating with over 75 businesses in targeted industries about locating at Brunswick Landing.
- Working with the Governor and Legislature to amend MRRA statute (LD-1664 - An Act to Enhance the Redevelopment of the Brunswick Naval Air Station) to create the Jobs Tax Increment Financing (JTIF) program and establish additional authorities for the airport's management.
- Monitoring the NEPA process as it relates to the Environmental Impact Statement and the Environmental Assessment.
- Adopting Community Design Guidelines for the two properties.
- Completing Task 1 of the Renewable Energy Center Feasibility Study. In addition, working with the National Renewable Energy Laboratory (NREL) to complete Task II and accepting additional funds of \$100,000 from the Environmental Protection Agency to fund this activity.
- Working with Mr. George Schott and the Towns of Brunswick and Topsham to implement the housing disposition strategy.
- Planning for the The Great State of Maine Air Show & Business Aviation Expo which has been designated an "Official Tier 1" event celebrating 100 years of naval aviation.

I wish to thank the Office of Economic Adjustment, the US Navy, the Governor's Office, the Economic Development Administration, the Maine Department of Economic and Community Development and other state departments, the Maine State Legislature, Maine's federal congressional delegation, regional leaders and the surrounding communities for their dedication and hard work during this past year. Without this support, we wouldn't be one of the leading BRAC redevelopment projects in the country.

And, for their tireless dedication, optimistic outlook and extensive experience and knowledge, I wish to thank the MRRA Board of Trustees and the MRRA staff. We are fortunate to have access to their talents and skills as we go from Navy base to a Great New Place!

Sincerely,

Arthur F. Mayo, III
Chair, MRRA Board of Trustees



A MESSAGE
from
Art Mayo

2010 YEAR IN Review



PROPERTY NAMES

After considering nearly 80 name suggestions - 47 submitted by the public - the Board of Trustees adopted the name Brunswick Landing: Maine's Center for Innovation as the civilian name for the Naval Air Station Brunswick. Brunswick Landing was also the top choice of names amongst Brunswick High School students who participated in a "Name the Base" exercise.

Across the river, the Topsham Board of Selectmen chose Topsham Commerce Park as the civilian name for the Topsham Annex. This was the top name out of 40 name suggestions submitted by the public to Topsham Development, Inc.

Brunswick Executive Airport was the name given to the airfield operations at Brunswick Landing. In addition, "BME" was submitted to the FAA as the call letters for the Brunswick Executive Airport.

AIRPORT MASTER PLAN

MARRA developed 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 for Integrated Airport Systems. The Airport Master Plan included an Airport Layout Plan and an Airport Capital Improvement Plan. An airport Public Benefit Conveyance (PBC) was submitted in November 2009 and we hope to receive the property in the beginning of the new year. In addition, MARRA chose FlightLevel from Newton Massachusetts as the FBO (Fixed Base Operator) for the airport.

MAINE JOBS BOND

The citizens of Maine voted on June 8 to support a \$23.75 million bond package that included \$8 million for base redevelopment projects - \$4.75 million will go to Southern Maine

Community College to create a Brunswick campus that would include the Maine Advanced Technology and Engineering Center (in partnership with the University of Maine), health services, heavy equipment and engineering programs. \$3.25 million will help us make the buildings at NASB conform to federal disability accessibility standards and make infrastructure improvements and upgrades to the property which will accelerate redevelopment.

BUSINESS ATTRACTION

In July, Kestrel Aircraft Company chose to launch their new development and manufacturing operation here at Brunswick Landing. Bringing 50 - 70 jobs to the region, Kestrel will be moving into Hangar 6 by the first of December. Kestrel Aircraft Company will be building an all-composite JP-10 turbo prop plane that seats 6-7 passengers and will sell for about \$2 million.

Mölnlycke Health Care, a pharmaceutical supply company, is in the final stages of investigating a Brunswick Landing expansion for manufacturing their wound care products. The Swedish company plans on building a 78,000 square foot building sometime in January 2011.

MARRA is in negotiations with several other companies who are discovering the benefits of locating their businesses at Brunswick Landing.

LD - 1664

LD-1664: An Act to Enhance the Redevelopment of the Brunswick Naval Air Station, was signed into law in April establishing the Jobs Tax Increment Financing (JTIF) program and Southern Maine Community College's Brunswick campus.

In addition, this amendment established additional authorities for the management of the airport.

2010 YEAR IN Review



EIS AND EA

The public comment period on the draft Environmental Impact Statement (EIS) for NASB closed on June 28 and the Navy is completing the Final EIS for release. The Navy was required to evaluate all the verbal and written comments received on the draft document as part of the preparation of the Final EIS. Once the NEPA process is finalized with a Record of Decision (ROD), the Navy can then start conveying the base properties to MRRA and the other appropriate organizations.

The Notice of Availability of the Final EIS is in the process of being published in the Federal Register, which starts a 30 day review period. If no substantive comments are received, warranting changes to the document, the document will be considered complete and the ROD will be issued.

MRRA staff has been informed that the Environmental Assessment (EA)

for the Topsham Annex has been completed and the Finding of No Significant Impact (FONSI) will be issued this month.

Because MRRA is the designated Local Redevelopment Authority, MRRA does not have a role in the environmental evaluation of the reuse plans, other than providing information on proposed land uses and build-out projections.

DESIGN GUIDELINES

Working with WBRC Architects of Bangor, Maine, MRRA has developed community design guidelines for Brunswick Landing and Topsham Commerce Park that will translate the vision of the NASB Reuse Master Plans into a vibrant "live, work, learn and play" environment. These guidelines, accepted by the MRRA Board of Trustees on September 21, 2010, will ensure consistency and quality in community design, will protect and enhance values and sense of place, and

will set standards of sustainability and energy conservation.

The intent of these guidelines is to provide greater clarity to citizens and developers on design, with an emphasis on guidance, not requirements.

BRUNSWICK RENEWABLE ENERGY CENTER

MRRA was granted funds from the Maine Technology Institute and US Economic Development Administration in August 2009 to conduct a feasibility study on the proposed Brunswick Renewable Energy Center (BREC). The study began 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 hired Tom Brubaker as the Clean Technology Manager to coordinate

the activities of the Renewable Energy Center (BREC) Feasibility Study and other related activities.

Task One of the BREC Feasibility Study began with Wright-Pierce conducting an evaluation of the electrical distribution system and the development of a six-year infrastructure and maintenance budget. Preliminary analysis shows that the electrical system on base can support energy generation and distribution with some capacity to feed back into the grid. In August, EPA Region 1 agreed to provide \$100,000 to supplement our current grant award of \$400,000. MRRA and EPA have partnered with the National Renewable Energy Lab of Colorado to evaluate emerging alternative generation opportunities at Brunswick Landing.

BASE HOUSING

The base housing changed hands this year from Balfour Beatty to

2010 YEAR IN Review



George Schott, an Auburn real estate developer. With the complicated housing units/land structure that exists with the base housing property, we will continue to work with all parties to ensure that the long-term usage of the neighborhoods are managed in a manner that is consistent with the housing disposition strategy developed by MRRA, the adopted reuse master plans, and the goals of the community.

GREAT STATE OF MAINE AIR SHOW & BUSINESS AVIATION EXPO

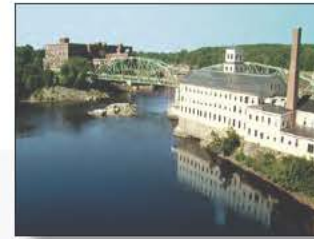
The tradition continues! MRRA will be hosting the Great State of Maine Air Show & Business Aviation Expo August 26 - 28, 2011 at Brunswick Landing's Brunswick Executive Airport. As in the past, the air show will feature the US Navy's Blue Angels. In addition, the Show has been designated an "Official Tier 1" event celebrating 100 years of Naval aviation. New to the Air Show,

MRRA will host a business aviation expo to showcase Brunswick Landing to the business aviation community.

Melissa LaCasse joined the MRRA staff as the Sponsorship and Special Events Coordinator. Among other things, Melissa is responsible for recruiting sponsors, volunteers, charities, exhibitors, static displays, and the general Maine aviation community at-large to participate in the show.

Brunswick Landing 2010 MAINE Leadership
Aviation BEA CENTER Innovation Growth Advanced
Technology BEA Vision Inspiration JOBS Sustainability
Manufacturing EDUCATION COMMUNITY SYNERGY
COMPOSITES INFORMATION Opportunity Smart WOW!

Financial STATEMENT OF Activities



JANUARY 1, 2008 - DECEMBER 31, 2009

INCOME	Budget	Received			
Office of Economic Adjustment	\$2,460,667	\$2,213,314			
CDBG	\$241,185	\$184,673			
EDA Grant	\$200,000	-			
MTI Grant	\$200,000	\$47,016			
Maine DECD Contract	\$40,000	\$27,750			
Governor's Contingency	\$14,500	\$14,500			
Donations	\$12,000	\$12,000			
Maine State Housing	\$10,000	\$10,000			
Rent	\$5,000	\$5,000			
Miscellaneous	\$6,925	\$6,925			
Coastal Zone Management	\$3,000	\$3,000			
Total	\$3,193,277	\$2,524,178			
EXPENSES	Budget	2008	2009	Total	Variance
Salaries, Wages and Benefits	\$1,437,720	\$613,012	\$582,055	\$1,195,067	\$242,653
Supplies	\$41,277	\$17,200	\$16,969	\$34,169	\$7,108
Professional Services	\$1,434,660	\$1,018,793	\$146,583	\$1,165,376	\$269,284
Property Services	\$36,272	\$10,363	\$20,701	\$31,064	\$5,208
Other Purchased Services	\$151,323	\$48,731	\$44,874	\$93,605	\$57,718
Capital Outlay	\$77,813	\$2,682	\$33,707	\$36,389	\$41,424
Debt Service	\$14,212				\$14,212
Subtotal	\$3,193,277	\$1,710,781	\$844,889	\$2,555,670	\$637,607
Depreciation		\$13,760	\$10,859	\$24,619	\$(24,619)
Total	\$3,193,277	\$1,724,541	\$855,748	\$2,580,289	\$612,988

Teamwork

The redevelopment of Brunswick Landing and the Topsham Commerce Park is a multi-faceted task that involves the cooperation and strong support from several state, federal and local organizations. These agencies are an integral part of the team working to create a great new place for high quality jobs, research and development, education, recreation and sustainability. With a dedicated staff, Board of Trustees and the support of our many partners, we are taking the steps necessary to expedite redevelopment in order to create jobs, boost the economy and implement the innovative reuse master plans for Brunswick Landing and Topsham Commerce Park.

MRRA is very fortunate to receive strong support from a host of individuals, organizations and government agencies.



BOARD OF TRUSTEES

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Freeport

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Sande Updegraph
Freeport

Steve Weems
Statewide

MRRA STAFF

Victoria Boundy
Planning and Environmental Manager

Tom Brubaker
Clean Technology Manager

Jeffrey Jordan
Deputy Director

Melissa LaCasse
Sponsorship and Special Events Coordinator

Steve Levesque
Executive Director

Marty McMahon
Aviation Services Manager

Kathy Paradis
Executive Administrative Assistant

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Clare Tosto
Communications Coordinator

PARTNERS

Bank of America
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Economic Development Administration
Environmental Protection Agency - Region 1
The Governor's Office
Maine Department of Economic and
Community Development
Maine Department of Transportation
MaineHousing
Maine Office of Tourism
Maine State Planning Office
Maine Technology Institute
Office of Economic Adjustment
Southern Maine Chamber of Commerce
Southern Maine Community College
Town of Brunswick
Town of Harswell
Town of Topsham



MRRA



Midcoast Regional
Redevelopment Authority

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Brunswick Landing
MAINE'S CENTER FOR INNOVATION



The Midcoast Regional Redevelopment Authority is responsible for managing the transition of Naval Air Station Brunswick and its Annex in Topsham from military to civilian use.