

MAINE STATE LEGISLATURE

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MRRA



MRRA's 4TH ANNUAL REPORT



Brunswick Landing 2011
 REUSE Aviation Technology Manufacturing COMPOSITES
 INNOVATION Inspire
 MAINE'S CENTER FOR INNOVATION
 COMMUNITY SYNERGY
 TOPSHAM COMMERCE PARK
 Smart VOW!

2011



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 for Maine.



Dear Friends:

The past year has been our busiest year yet! The most significant event that took place was the disestablishment of Naval Air Station Brunswick (NASB) on May 31, 2011. We gathered at the base Headquarters as the flag was lowered signifying the completion of NASB's mission. The base held a prominent place in the community over several decades, and the relocated soldiers and their families will truly be missed.

This year saw several significant events.

- The airport public benefit conveyance transfer which included Hangars 5 and 6
- The opening of Brunswick Executive Airport – the first civilian airport at this location in over 50 years
- The first annual Brunswick International Fly-in
- The first civilian Great State of Maine Air Show & Business Aviation Expo
- The economic development property transfers from the Navy to MRRA

In addition to these initial major events, many other important activities took place this year. To date, there are 16 entities doing business at Brunswick Landing with several more in the pipeline. Many of them opened their doors before the base even closed. These businesses represent over 700 projected new jobs and over \$150M in new investment over the next three years. (You can read more about MRRA's accomplishments in the following pages.)

I am pleased to report that MRRA was the recipient of two awards this year. The first came from the Association of Defense Communities (ADC) where I accepted the "Base Redevelopment Leadership" award in July. I was very pleased to accept this on behalf of MRRA's exceptional staff. The second award came from the Maine Development Foundation (MDF) where MRRA was given the "Champion of Economic Development" award. It is such an honor to have MRRA's good work recognized.

I am also pleased to report that MRRA was successful in being awarded several grants this year from the Economic Development Administration, Federal Aviation Administration, and Maine Office of Tourism that will assist in making infrastructure improvements to Brunswick Landing and Topsham Commerce Park as well as the Brunswick Executive Airport and help market Brunswick and Maine to the out-of-state flying public. MRRA will continue to be aggressive in seeking federal and State grants to help with the redevelopment effort.

All of this good work was accomplished because of MRRA's hard working and highly skilled Board of Trustees and staff, and with the support of Maine's Federal Congressional Delegation, the US Navy, Office of Economic Adjustment, Economic Development Administration, Governor's Office, Maine State Legislature, Maine Department of Economic and Community Development and other state departments, as well as regional and local leaders. I look forward to continuing our tradition of collaboration as we work together in this important redevelopment effort.

The Governor-appointed Board of Trustees is a collection of experienced and talented individuals with a broad range of knowledge and talents. A warm welcome goes out to our newest Board members – Dan Daggett, John Dorner, John Shattuck, and Lois Skillings. We are pleased to have you join us. With the arrival of our new board members, we say good-bye to past members whose terms have expired. Thank you Dana Totman and Adam Cote for your tireless dedication and contribution to the Board. Your work has been invaluable and your commitment is much appreciated.

Finally, a big thank you to MRRA's outgoing chair, Art Mayo, for his years of dedicated, passionate and successful leadership of MRRA and its Board. Art has been involved with the base redevelopment since day one. Under his direction, MRRA has become a national leader among BRAC'd projects, and I am grateful to have worked with Art these past six years. On behalf of the Board and staff, we wish Art and his wife, Martha, all the very best.

There is still a lot of work ahead of us, but we are certainly on the right track. With MRRA's recent accomplishments as a foundation, we will continue our efforts in establishing Brunswick Landing and Topsham Commerce Park as "great new places" in Maine to do business.


Steven N. Levesque
Executive Director



A MESSAGE
the Director from

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OPEN FOR BUSINESS

The following entities are now doing business at Brunswick Landing:

- American Bureau of Shipping
- BluSource
- FlightLevel Aviation
- Goodwill Industries NNE
- Great Island Boat Yard
- Integrated Marine Systems
- Kestrel Aircraft Company
- Lee Auto
- Maine Technology Institute
- Maine Tool and Machine
- Mere Creek Golf Course
- Mölnlycke Health Care
- New England Tent and Awning
- Resilient Communications
- Savi Solutions
- Southern Maine Community College

Together, these entities represent up to 700 new jobs and up to \$150M in new investments in the next three years. You can learn more about these companies by going to www.mrra.us.

EVENTS

- Race the Runways: April 2
- Airport Grand Opening: April 2
- Brunswick Int'l Fly-In: June 4
- Community Forum: June 22
- Great State of Maine Air Show & Business Aviation Expo: August 26-27
- MEREDA Tour & Social: October 5
- E2Tech Tour & Social: November 3

BRUNSWICK EXECUTIVE AIRPORT

MRRRA received the first airport public benefit conveyance (over 715 acres) earlier this year, allowing us to proceed with several exciting activities. First, we held a grand opening celebration of the **Brunswick Executive Airport (BXM)** on April 2, including a 1-mile, 5K and half-marathon road race. The remaining airport property will be transferred to MRRRA in the coming months, creating a nearly 1,000 acre aviation complex ready for aircraft manufacturing, general aviation services, research and development, and maintenance, repair and overhaul businesses.

BRUNSWICK INTERNATIONAL FLY-IN

Close to 300 airplanes landed at the airport for this year's First Annual Brunswick International Fly-In. It was a great day for aviation enthusiasts, pilots, and the general public, with safety classes, aviation-related business and organization exhibits, a hearty pancake breakfast, a home-built judging contest and lively music. Making its debut at the Fly-In, the Maine Flying Trail Passport Program encourages pilots to visit various airports in Maine. Pilots are rewarded with two free lobsters after recording visits to at least five Maine airports. Mark your calendar for next year's Brunswick International Fly-In which will be a two-day event on June 2 - 3.

GREAT STATE OF MAINE AIR SHOW & BUSINESS AVIATION EXPO

MRRRA hosted the first civilian-produced Great State of Maine Air Show & Business Aviation Expo on August 26 - 27, 2011 at Brunswick

Landing's Brunswick Executive Airport. The air show featured the US Navy Blue Angels, the US Army Golden Knights, and the US Air Force A-10 Flight Demos as well as well-known civilian performances. This year's air show was designated an "Official Tier 1" event celebrating 100 years of Naval aviation and promoted its theme "Honoring those who serve". New to the Air Show, MRRRA hosted the Business Aviation Expo showcasing several businesses and organizations.

We are happy to report, the Air Show was able to distribute \$25,000 amongst ten non-profit organizations as part of its charitable contribution program.

ECONOMIC DEVELOPMENT CONVEYANCE (EDC)

In September, MRRRA signed the purchase and sale agreement with the Navy for the acquisition of a total of 1,100 acres and received a deed for the first of several Economic Development Conveyances (EDC) that will take place over the next year. The Navy has been extremely

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accommodating to our redevelopment needs, issuing interim licenses and property leases ahead of conveyance. This has allowed MRRA to negotiate leases with several businesses prior to base closure. As a reminder, the Navy cannot transfer properties to MRRA until they are designated “clean” from an environmental perspective.

BUSINESS DEVELOPMENT

Much work has been done over the past several months to secure several new leases. To date, there are 15 companies doing business at Brunswick Landing. In addition, Southern Maine Community College opened its doors to new students in August.

These new businesses represent up to 700 projected new jobs and \$150M in new investments in Maine over the next three years.

MRRA is a strategic partner in the Midcoast Technology Occupations through the Pathway Strategies (TOPS) project, which is a public-private partnership led by Coastal Counties

Workforce, Inc. (CCWI). CCWI recently announced a \$5M training grant award targeted to include high-tech tenant companies at Brunswick Landing. This program will become an invaluable labor training and skill upgrade training resource for businesses looking for highly skilled workers. MRRA will serve as a “port of entry” connecting tenants and new companies with training funds and programs established through this grant to CCWI.

MRRA submitted an application to the Community Development Fund Institution (CDFI) for an \$89M allocation of new market tax credits. If MRRA is awarded the credits, it will use the resource to assist with the cost of capital for eligible companies seeking financing and locating at Brunswick Landing.

BRUNSWICK RENEWABLE ENERGY CENTER

In August 2009, MRRA was granted funds from the Maine Technology Institute and US Economic Development Administration to

conduct a feasibility study on the proposed Brunswick Renewable Energy Center (BREC). As envisioned, 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.

Tasks One and Two of the BREC Feasibility Study were completed this year. The Wright-Pierce analysis for Task One showed that the existing utility infrastructure at Brunswick Landing will support development of a renewable energy center. The National Renewable Energy Lab (NREL) Task Two study identified renewable energy generation technologies that can be cost effectively deployed at Brunswick Landing in the near-term. NREL determined that the potential exists for Brunswick Landing to become one of the first Net Zero developments in the country.

With this information, MRRA is now

partnering with E2Tech to complete Task Three of the Feasibility Study to determine potential energy technology business and financial partners for the types of clean energy production technologies favored for this facility and to develop strategies to encourage their location/relocation to Brunswick Landing. These potential partners include renewable energy companies, energy efficiency and demand response service operations, research and development entities and business incubation expertise.

ENVIRONMENTAL

MRRA continues to reach major milestones in the redevelopment process to transform Brunswick Landing and Topsham Commerce Park into viable, attractive business locations. Now that the Environmental Impact Statement (EIS) and Environmental Assessment (EA) are completed for Brunswick Landing and Topsham Commerce Park, respectively, properties can be transferred. There have been FOSTs

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(Findings of Suitability to Transfer) completed on the Southern Maine Community College PBC and Airport PBC, which has been transferred to MRRA. MRRA staff continues to meet on a regular basis with the Navy, EPA and MEDEP to strategize regarding the disposition of properties and environmental due diligence necessary for property transfer.

The Navy covered a lot of ground on environmental clean-up activities in recent years. Among their activities were the following:

- Installed two new extraction wells for the Eastern Plume and installed and tested the HiPOx system to treat 1, 4-dioxane and other Volatile Organic Compounds (VOCs).
- Continued testing on Site 7 (Old Acid/Caustic Pit) to assess cadmium soil cleanup options to address groundwater impacts.
- Completed field work on Site 9 (Neptune Drive Disposal Site) to address data gaps.
- Issued a work plan for a removal

action on Site 17 (Old Pesticide Building).

- Completed field work on Munitions Constituents (MC) and Munitions and Explosives of Concern (MEC) sites.
- Completed two rounds of post-excavation groundwater monitoring on NEX Service Station site.
- Sampled at 63 buildings and completed draft Resource Conservation and Recovery Act (RCRA) Closure Reports for 120 acres and buildings.

There has been an ambitious clean-up schedule for 2011, and MRRA staff will continue to participate on the Restoration Advisory Board (RAB) and in ongoing meetings with clean-up partners in the future.

BASE HOUSING

As part of the EDC conveyance, MRRA obtained the land under the 650 housing units at the former NASB. The units themselves are owned by George Schott of Affordable Mid-Coast

Housing (AMH). Over the past several years, MRRA and AMH have been working together to come up with a plan that the Towns of Brunswick and Topsham could endorse. The plan outlines specific details of an exchange of land and units, including the timing of the sale of units. The details are still being fine tuned.

GRANTS

MRRA was awarded several grants this past year that will assist in developing and marketing of Brunswick Landing and Topsham Commerce Park as well as the Brunswick Executive Airport.

- \$1.7 million from the Economic Development Administration for infrastructure improvements, facility upgrades to meet code requirements, and some building demolition.
- \$49,600 from the Maine Office of Tourism to promote next year's Brunswick International Fly-In and 11 other Maine airports and their respective communities as

aviation destinations and points of interest.

- \$4.8 million from the Federal Aviation Administration for airport infrastructure improvements, environmental assessments and plans, and other airport enhancements, fencing and snow plow equipment.

Financial STATEMENT OF Activities



STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

Years Ended December 31	2010	2009
Operating Revenue		
Federal Grants	\$ 1,191,447	\$ 1,657,376
State Grants	135,472	23,066
Rental Income and fees	9,305	
Municipal contributions	10,500	12,000
Sponsorship - Air Show	30,500	
Other Income	29,357	4,445
	1,406,581	1,696,887
Operating Expenses		
Salaries, taxes, and benefits	845,297	613,012
Supplies	27,854	17,200
Professional services	416,578	1,018,793
Property services	32,019	10,363
Other purchased services	64,905	48,731
Capital outlay	1,067	2,682
Depreciation	20,106	13,760
	1,407,826	1,724,541
Operating Loss	(1,245)	(27,654)
Non-operating Expense		
Interest	(992)	(1,296)
Loss Before Contributed Capital	(2,237)	(28,950)
Contributed Capital	227,500	
Change in Net Assets	225,263	(28,950)
Net Assets, Beginning of Year	(10,162)	18,162
Net Assets, End of Year	\$ 215,101	\$ (10,162)

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.



Grand Opening of Brunswick Executive Airport (BXM)



Maine Development Foundation
Champion of Economic Development Award

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David Markovchick
Economic Development Manager

Marty McMahon
Aviation Services Manager

Kathy Paradis
Executive Administrative Assistant

Heather Precopio
Administrative Assistant

Bob Rocheleau
Property Manager

Clare Tosto
Communications Coordinator

CURRENT PARTNERS

Economic Development Administration
Environmental Protection Agency - Region 1
Federal Aviation Administration
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 Midcoast Maine Chamber
Southern Maine Community College
Town of Brunswick
Town of Topsham

MRRA



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Brunswick Landing
Aviation
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COMMITTES

Brunswick Landing 2011
Innovation
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Good Growth
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Leadership
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SYNERGY
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Brunswick Landing
MAINE'S CENTER FOR INNOVATION



The Midcoast Regional Redevelopment Authority is the master developer for Brunswick Landing:
Maine's Center for Innovation, Topsham Commerce Park and Brunswick Executive Airport