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# LORING DEVELOPMENT AUTHORITY OF MAINE

## 2024 ANNUAL REPORT

Report on Activity at Maine's Largest  
Industrial - Commercial - Aviation - Business Park





**Paragraph 13080-L  
Fiscal Year 2024 Annual Report  
July 1, 2023 – June 30, 2024**

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**PARAGRAPH 1A: DESCRIPTION OF THE AUTHORITY'S OPERATIONS**

The primary functions of the Loring Development Authority (LDA) include operating, maintaining, and supporting Loring's infrastructure, as well as engaging in business attraction efforts that lead to leases or sales of existing buildings and sites. This work aims to create new jobs and stimulate economic activity. To fulfill its development mission, the LDA collaborates with various economic development partners throughout the state, including the Department of Economic and Community Development, Maine and Company, the Maine International Trade Center, the Northern Maine Development Commission, Green4Maine LLC, and the Aroostook Partnership, among others.

Currently, there are 38 business tenants at Loring, collectively representing over 850 jobs. The two largest tenants are the Defense Finance and Accounting Service (DFAS) and the U.S. Department of Labor Job Corps Center. While the LDA does not receive rent or other fees from these federal tenants, it benefits indirectly through the Loring Job Increment Financing Program (LJIF). Under this program, the LDA receives 50% of the income tax withholdings associated with new jobs created at Loring.

The LDA also acts as a landlord to leasehold tenants and provides municipal-type services to businesses and residents. It operates a drinking water treatment plant, manages a water distribution system, oversees a wastewater collection system, maintains approximately 48 lane miles of roadways, and arranges for fire, police, and ambulance services.

Established in the 1950s in Limestone, Maine, Loring Air Force Base was one of the largest bases of the U.S. Air Force's Strategic Air Command until its closure in September 1994. At its peak, Loring supported 4,500 military personnel and their families and employed 1,100 civilians. The base significantly contributed to the economic vitality of Aroostook County. Its closure led to the sudden loss of many civilian jobs and the departure of thousands of military personnel and their families. Although this posed a major setback for the rural economy, Loring's closure also presented an opportunity for local communities and the State of Maine to collaborate on redeveloping the former military property, attracting new jobs, and revitalizing the local economy.

Recognizing the impact that the closure would have on the local economy and the opportunities to be realized by reusing the many unique facilities at Loring, the 116th Legislature created the Loring Development Authority (LDA) as a public instrumentality of the State in July 1993, giving it the purpose and mission to acquire, manage and develop properties within the geographical boundaries of the former Loring Air Force Base, which is now known as the Loring Commerce Centre (Loring). [See <https://legislature.maine.gov/statutes/5/title5sec13080.html> ].

Throughout the 2000s, Loring was home to the Maine Military Authority (MMA), which occupied nearly 500,000 square feet of building space and employed over 500 people at its peak. However, MMA began a series of reductions about ten years ago and ultimately ceased operations in 2018. This loss of lease and LJIF revenue, coupled with increased costs to maintain the former MMA buildings and the business disruptions caused by the pandemic, has contributed significantly to the LDA's current financial challenges.

Business attraction efforts now focus on both the facilities owned by Green 4 Maine and those administered by the LDA. Loring possesses some of the most significant "open-the-door-ready" economic development assets in northern Maine, which can greatly contribute to the growth of the state's economy. With over 3,700 acres of developed area and more than 900,000 square feet of existing unoccupied or underutilized modern buildings and developable sites—all supported by high-capacity municipal utility infrastructure and a newly constructed dark fiber network—Loring has the capacity to support substantial business development activities. Additionally, due to its proximity to Canada and northern Europe, Loring is well-positioned to support both local and national markets, as well as international markets.

## **LDA Staff**

*Jonathan Judkins President and CEO*

*Michael Beaulieu Accounting and Finance Director*

A thirteen-member Board of Trustees, appointed by the Governor, guides the development activity at Loring; one Trustee is a State Commissioner. Board appointments must be approved by the Joint Standing Committee on Innovation, Development, Economic Advancement and Business and confirmed by the Maine State Senate.

## **LDA Board of Trustees**

Lee C. Umphrey Chair

Jeffrey Pangburn Vice Chair

Timothy D. Crowley Treasurer

Lynn Bromley Business Chair

James P. Gardner JR Communications Chair

Joseph Sleeper

Grace O'Neal

Carolyn Dorsey

Denise Garland

4 Vacant Positions

**PARAGRAPH 1B: FINANCIAL STATEMENT FROM  
FISCAL YEAR AND STATEMENT FROM AUDITOR 2023-2024**

**Auditor Statement RHR Smith Attachment B1  
Job Tax Increment Financing program JTIF Report B1  
Budget Approved November Board Meeting: Attachment B1**

Please find attached an Unaudited Financial Report for the period ending December 31, 2024.

Please find attached a copy of the Unaudited Financial Statements for the period ending June 30, 2024. Team RHR Smith is still conducting the audit, and they have issued the attached statement regarding its status.

These documents Will be presented to the Office of the State Controller for inclusion in the State financial statements for June 30, 2024.

It should be noted that Loring does not receive a direct state appropriation as part of the General Fund Budget. LDA funds come from revenues from property sales, leases, maintenance charges, and utility customers.

**Fiscal Year 2023-2024**

The operating revenue for the 2023-2024 fiscal year is projected to be \$1.8 million. This total includes \$631,000 from job increment financing, \$420,000 from leasing, and \$170,000 from water and store fees. The remainder of the income comes from interest on notes held, personal property sales, and miscellaneous revenue.

Our 2023-2024 fiscal year operating expenses are estimated at \$2.2 million. This includes \$187,000 in salary expenses, \$570,000 for the Limestone Water & Sewer District (which accounts for 80% of the operating costs for that plant), \$230,000 for water plant operations, and \$160,000 for roads and grounds maintenance. Additional administrative service expenses bring the total operational costs to approximately \$420,000.

The difference between our operating expenses and revenue results in a budget shortfall of \$420,000. This shortfall largely stems from increased expenses related to operating the sewer and water systems, as well as additional costs associated with facilities and public works.

**Fiscal Year 2024-2025**

The budgets for FY 2024-2025 reflect a balanced revenue and expense bottom line. Key changes in these budgets include a reduction in physical footprint, as the LDA has focused on minimizing expenses. Our proposed operating costs for the 2024-2025 budget total \$1.5 million. This amount includes a water and sewer rate increase aimed at addressing the previous 97% subsidy rate, bringing it down to a 50% subsidy, which is expected to generate \$430,000 in water and sewer revenue. This adjustment reflects over 16 years of prior rate changes and represents the first balanced budget for water and sewer services with a focus on long-term sustainability.

Additionally, our revenue includes \$632,000 from job increment financing, \$110,000 from asset sales, and income from other sources, including interest and miscellaneous revenue. While we are experiencing a reduction in lease revenue, we are pleased to report that new tenants have been added to the campus, providing revenue from previously underutilized buildings.

Loring Development Authority of Maine  
Fiscal Year 2024 Annual Report  
July 1, 2023 – June 30, 2024

Our operating expenses for this period include \$230,000 in salary and benefits, \$250,000 for water plant operations, \$570,000 for sewer fees and services, and approximately \$110,000 in outside contracts. The total facilities and public works budget amounts to \$340,000, bringing our grand total of expenses to \$1.5 million. This new budget represents a balanced approach to sustainability.

While we have made significant progress, there is still work to be done as part of our campus-wide fiscal and energy audits. We have implemented cost-saving measures that have led to substantial reductions in operational expenses, particularly with heating, communication, and electrical costs.

In July, the LDA relocated from our previous building at 154 Developmental Dr. to a previously unused property, the former structure fire building at 119 Wyman Rd. This change has allowed us to save an estimated \$250,000 in expenses related to our former office and maintenance garage at 48 Quarry Rd. We collaborated with the Maine Water Team to co-locate both teams at 119 Wyman Rd., further reducing expenses for both organizations.

Furthermore, we are pleased to announce four new leases with tenants on campus, including a long-term lease with the Taste of Maine Potato Chip Plant, which includes options for purchase and a commitment to manufacturing kettle potato chips on our campus. We have also successfully partnered with a local utility service provider, Ground Satellite Station, and renewed our collaboration with our federal water partners involved in the Superfund cleanup.

We recognize the importance of being good stewards of taxpayers' funds and are committed to maximizing the use of our assets and resources at Loring before seeking additional support from the state government. We hope you see that the team at Loring is dedicated to achieving fiscal sustainability. Thank you for your continued interest and support of this critical economic development initiative.



**PARAGRAPH 1C: QUASI-INDEPENDENT STATE ENTITIES**

**In compliance with the Government Accountability Act, please find below our responses to the statutorily required questions:**

**A. A list of all procurements exceeding \$10,000 in the preceding year for which competitive procurement was waived under the policies adopted pursuant to section 12022, subsection 3, including procurements exceeding \$10,000 that were made under contracts previously entered into for which competitive procurement was not required. The list must include the names of the vendors and costs associated with those procurements;**

- 1.) Allen's Environmental Service (\$18,417.50). Clean the Clear Well as part of our water system. The services required a specialized vac truck, which is the only service available within 300 miles.**
- 2.) Consolidated Communications Phone and Alarm Services (\$13,768.26). The previous administration established these services based on the need for phone lines to buildings and alarm lines. A cost-saving transition to Spectrum has begun for some locations, including the LDA main office.**
- 3.) Dead River Company for propane, gas, and diesel costs \$97,208.30. This vendor is currently contracted for this upcoming winter but will seek bids in July 2025 from other distributors, such as Daigle Oil and Tulsa Inc.**
- 4.) E.J. Prescott Inc. (\$23,756.03) for plumbing, water, and flow meter supplies. The preferred vendor of the Maine Rural Water (MRW), LDA's water operator. The availability of manufactured parts controls purchasing costs and is always compared against local vendors and FW Webb.**
- 5.) Elite Management Services (\$76,599.28) provides roads and grounds maintenance services. The current agreement expires in October 2025 when we will solicit bids.**
- 6.) Kingsco Transport (\$29,552.57) supplied salt for use on the roads and grounds at the Loring site. Due to its geographical location in New Brunswick, this vendor was more affordable than the municipal rate we were offered. We will continue to monitor costs in the fall and work to ensure price and quality.**
- 7.) Limestone Water & Sewer District (\$508,307.48) for wastewater treatment costs.**
- 8.) Maine Municipal Employees Health Trust (\$25,087.38) for health insurance.**
- 9.) Versant Power (127,035.58) for electrical costs at Loring owned buildings.**
- 10.) Maine Rural Water (\$219,342.00) for water operations run by the Maine Rural Water Team. This is a two-year contract with an option to extend, and it is the only service available within 300 miles.**
- 11.) Mechanical Services, Inc. (\$14,766.67) for heat system services. They are the only vendor that can service some building boiler types due to proprietary industry design.**

- 12.) Trombley Industries (\$13,628.71) provides paving services.**
- 13.) The Town of Limestone incurs municipal pilot fees and ambulance service dues totaling \$78,150.00.**
- 14.) Univar Solutions USA Inc. provides water treatment chemicals for \$27,472.71. Prices were checked against EJ Prescott, FW Webb, and others. These chemicals are specific to proprietary industry design and require ordering from an industrial chemical provider. We strive to ensure that the cost model aligns with our budget.**

**B. A list of all persons to which the entity made contributions greater than \$1,000 in the preceding year and the total amount contributed to each; and**

**No contributions, which are payments for membership dues and fees, gifts, donations and sponsorships, including those that result in public advertisement of the entity, greater than \$1,000 were made.**

**C. A description of changes made in the preceding year to the written policies and procedures required by section 12022 or to the procedures used by the governing body to monitor compliance with those policies and procedures.**

**Written policies and procedures were reviewed, and no changes were made.**

**PARAGRAPH 1D:      PROPERTY TRANSACTIONS DURING  
FISCAL YEAR 2024**

**PROPERTY TRANACTIONS**

**LEASES AND SALES**

**TASTE OF MAINE:** Bruce Sargent and his company are developing and constructing a potato chip plant called Taste of Maine. This 80,000-square-foot facility will be located at 250 Northcutt Road, near the main entrance to Loring, close to West Gate Road. The 30-acre site previously housed the Damon and Corey Schools, which served the children of Air Force service members. Taste of Maine expects to open the plant in late fall 2025 and employ at least 75 people.

To support this project and the campus as a whole, the LDA in collaboration with the NRBC, obtained a 1 million dollar grant to install and anaerobic digester to support the waste water system at the campus

**APTIM:** APTIM is an environmental engineering firm currently occupying Building #8412 and working for the Air Force Civil Engineering Center.

**ALTUS POWER AMERICA MANAGEMENT, LLC:** In April 2023, Altus Power America Management, LLC completed the construction of a solar farm at Loring, located in Aroostook, Maine, with a total capacity of 4.1 MW. They took over operations from SynerGen Solar, LLC, which had exercised its lease option earlier in the year and moved on to the construction phase of its project. SynerGen now leases approximately 20 acres on the north side of Northcutt Road, where it has installed an operational electrical power-generating solar facility.

**NORTHWOOD:** The Satellite Ground Array company is establishing its ground stations at Loring for model and replication .

**JAKS PROPERTY MANAGEMENT:** This company offers residential properties at Loring, including three- and four-bedroom townhomes and individual homes available for purchase or lease. JAKS is responsible for updating and improving the Manser Drive project and plans to begin the Tennessee Circle House project in late 2027.

**GREEN 4 MAINE:** Transaction: In January 2023, LDA completed a property sale to Green 4 Maine, LLC, under a Purchase & Sale Agreement, transferring about 390 acres of land and buildings into private ownership. As part of the transaction, existing leases were assigned, and Green 4 Maine will assume responsibility for the operational costs and maintenance of the buildings. The company anticipates that many of the existing tenants will continue to use the buildings for their current activities, which support local employment. An aggressive marketing campaign is planned to attract additional tenants for vacant or under-utilized spaces, and Green 4 Maine intends to establish its own business operations within some of the building space.



**DG FUELS, LLC:** LDA and DG Fuels have entered into a long-term lease for approximately 1,200 acres of land. DG Fuels plans to construct a biofuels refinery that will produce Sustainable Aviation Fuel (SAF), a green fuel in high demand within the aviation industry. The project will utilize biomass resources from northern Maine and neighboring Canada. Reactivating the rail line serving Loring, which has been out of service north of Presque Isle, will likely be required. Additionally, a new pipeline may need to be placed in the existing corridor to transport the finished product to Searsport, where it will be transferred to tankers for distribution to airports on the East Coast. This multi-billion-dollar investment in the biomass facility is expected to create 650 permanent jobs at Loring, along with additional jobs and economic benefits for the regional economy.

**PINELAND FARMS NATURAL MEATS:** Pineland Farms Natural Meats, Inc. operates a beef cattle feedlot in Fort Fairfield and manages a composting operation at Loring. The company aims to generate 10,000 cubic yards or more of compost material each year, which it sells both in bulk form to local farmers and in consumer-sized packaging at various retail outlets.

**SPX AIDS TO NAVIGATION:** LDA and SPX Aids to Navigation entered into a short-term lease for Buildings 8410 and 8412, granting access to the airfield. SPX uses Loring's facilities to develop and test portable airfield equipment, including lighting systems used on remote airfields for military or humanitarian aid operations.

**FRONTIER TRANSPORT, LLC:** This company stores, processes, and transports agricultural and wood biomass products for local customers. In partnership with Triple G Sales, Frontier Transport also offers farm equipment storage in a leased facility at Loring.

**THE BUNKER INN:** The Bunker Inn, located in the former visiting officer's quarters, is open to the public and features twenty suites. This unique facility is popular among travelers for both business and leisure, with many repeat guests.

#### **LICENSES**

**COLD STORAGE:** LDA has entered into agreements with local farmers and community members requiring additional storage for their crops, equipment, and personal property. From fall 2024 until spring 2025, various equipment and supplies will be moved into the unused hangar buildings for secure storage.

**APACHE BOATWORKS, K & S TIMING, LLC, AND CUMBERLAND MOTOR CLUB, INC.:** These three Maine organizations have utilized the runway at Loring to support their respective events, including land sailing, land speed racing, and motocross.

**PARAGRAPH 1D: ACTIVITIES OF ANY SPECIAL UTILITY DISTRICT FORMED UNDER  
SECTION 13080-G**

**NONE**

**PARAGRAPH 1E: LISTING OF PROPERTY ACQUIRED BY EMINENT DOMAIN UNDER  
SECTION 13080-G**

**NONE**

**PARAGRAPH 1F: LISTING OF BONDS ISSUED**

**NONE**

**PARAGRAPH 1G: SUBSEQUENT EVENTS – JULY 1, 2023 TO JUNE 2024 AND PROPOSED  
ACTIVITIES FOR FISCAL YEAR 2025**

**SUBSEQUENT EVENTS**

Below is a summary of the activities at the Loring Commerce Centre between July 1, 2023, and Oct 2025.

**JULY 2023:** We onboarded Maine Rural Water to take over the water plant and sewer system in collaboration with the governor's office, ensuring our Level 4 plant operated without interruption. LDA staff members Neil Haines and Donna Sturzl retired, and Jonathan Judkins was welcomed as the new Director of Finance.

**AUGUST 2023:** The annual audit of LDA was completed with a designation of "doubt removed," enhancing the future viability of LDA. The completion of the Green 4 Maine deal eliminated \$3.5 million of debt. Additionally, the Northern Regional Border Commission provided grant support for the sewer project.

**NOV 2023** Loring Participates in the First Maine Space conventions as playing a pivotal role in Maines space economy

**DECEMBER 2023:** Jonathan Judkins was named Interim CEO following the retirement of Carl Flora.

**JANUARY 2024:** Jonathan appeared before the Maine State Senate, providing testimony on the LD1998 JIF Bill and the LD1981 bill to convert the Arch Hangar.

**FEBRUARY 2024:** The board began discussing adjusting water rates and initiated talks with Bruce Sargent and Taste of Maine.

**MARCH 2024:** We resecured the Hound Dog missile for the Loring Air Museum.

**APRIL 2024:** We signed a \$54 million agreement with Bruce Sargent for the Potato Chip Plant. a total solar eclipse was visible from parts of Maine. We were thrilled to host a Star Park at the former Loring Air Force Base in Limestone, Maine, at the iconic Arch Air Hangar. This key partnership engaged the town of Limestone, drawing over 2,000 visitors.

**JUNE 2024** also replaced Island Winds with J.A.K.S. Property Management for the Manser Drive clean-up. Under new management, five new tenants were added in the first quarter of J.A.K.S. management, and substantial improvements were made, including the removal of tons of trash and repairs totaling hundreds of thousands of dollars from their own capital investment



## **CURRENT& PROJECTED ACTIVITIES FOR FISCAL YEAR 2025**

In addition to working to ensure that our existing tenants remain viable business entities, the LDA intends to carry out the following activities in fiscal year 2025:

**JULY 2024** We refurbished the firehouse at 119 Weinman Road via a grant from the State of Maine. The Maine Rural Water Team was relocated from 8710 to the newly renovated 119 Weinman Road location. The LDA headquarters also moved from 5100 to 119 Weinman Road, consolidating operations and reducing costs for electricity, heat, internet, and phone services from multiple locations to under one roof, resulting in estimated savings of More than \$200,000.

**AUGUST 2024:** Loring Open House 2024: The Loring Air Museum hosted an Open House event on August 2, 3, and 4, celebrating the history of Loring Air Force Base and the 30th anniversary of its closure. The event honored the men and women who served at the Strategic Air Command Base from 1953 to 1992 and the Air Combat Command from 1992 to 1994 during the Cold War era and beyond.

Following the Open House, the Cumberland County Motor Club held their event the following week.

The Spud Speedway transitioned their motorcycle event into the Arch Hangar to avoid Hurricane Debbie, while Buccaneers and Buskers hosted their Renaissance Fair in front of the recently renovated LDA office in late August.

Multiple wind/blow kart events took place, including one in August and the East Coast Championship held in October as part of the Town of Limestone's Octoberfest. Additionally, LDA and Christa Mattoon organized a Haunted House in the former Religious Education Building with hopes of making it an annual event.

**OCTOBER 2024,** an Airport Master Plan contract was executed. LDA signed an agreement with the aviation consulting firm Dubois and King, supported by a grant from the Department of Defense, Office of Local Defense Community Cooperation, to prepare an airport master plan. With the completion of this plan, LDA is in the process of seeking FAA approval for Loring's airport to be included in the National Plan of Integrated Airport Systems (NPIAS). LDA envisions using the airport in a way that complements other regional airports while leveraging the unique aviation buildings and extensive infrastructure at Loring. The focus will be on aviation and aerospace businesses, including large aircraft maintenance, repair, and overhaul (MRO), cargo and distribution, as well as testing and development of new aircraft and systems, including unmanned aircraft systems, urban air mobility, and various roles in the emerging space industry, including a spaceport. Gaining NPIAS designation from the FAA would enable the airport to access significant federal resources for capital improvements. This designation would also help pursue the state's vision for a statewide space complex, with Loring as a considerable component.

**MAY 2025** US Air Force and NH Air Guard: Project Northern Phoenix is a joint exercise between the US Air Force and New Hampshire Air National Guard. It will begin a five-year operation from May 2-5, 2025, through 2030. This will involve using the runway and tactical alert facility for landing and aviation activities.

**SUSTAINABILITY TASK FORCE:** We will continue to advance the recommendations from the Sustainability Task Force report submitted to the Governor last year. This ongoing initiative focuses on energy conservation and resource reuse and restoration.

**MARKETING:** As recommended by the Task Force, a significant marketing program is underway and is generating new prospects that could lead to substantial developments at Loring. Steve Levesque of SHL Enterprise Solutions is actively pursuing marketing opportunities and collaborating with Green 4 Maine to enhance these efforts. Also, the Defense Communities Grant has been extended to cover the cost of a new staff member for the LDA to work as a business development specialist. Steve will train and mentor this person as this important initiative continues.

**MUNICIPAL SERVICES:** We will continue to work with the Town of Limestone to develop sustainable emergency services for the community, including Loring. The Tase of Maine Team, as well as Green 4 Maine, are pursuing a Tax Increment Financing (TIF) district for part of Loring. The sale to Green 4 Maine presents a potential tax base for Limestone, which could support future services at Loring. We are in the early stages of the municipal contract and have approved limestone about being the roads and grounds operators as contracted service till as which point the tax biases support this activity.

**PFAS INVESTIGATIONS:** We will continue to support the Air Force's PFAS investigations at Loring. The results of the PFAS testing will be available soon. A remedial investigation is underway, and preliminary results were presented to property owners and stakeholders in March 2023. Since then, additional information has been collected and will be available to the public. PFAS has been detected in soils and groundwater at various sites where it was anticipated. Once the remedial investigation is complete, a Remedial Action Plan will be proposed and open for public comment.

**SPACE INDUSTRY,** We will continue to collaborate with the newly established Maine Space Corporation and other partners to develop the space industry in Maine. Maine's location offers advantages for polar launches, and the infrastructure at former military installations in Loring and Brunswick could support this industry. This year we presented a panel discussion with the MRRA Team at the Maine Space Convention on the topic of former military establishments into aerospace industry centers

**INFRASTRUCTURE IMPROVEMENT:** We plan to advance roadway repairs and demolition with a \$3.1 million federal grant awarded this year. We will also complete a \$4.6 million sewer improvement project and pursue funding for stormwater infrastructure and facility improvements. These projects are set for out to quote in early 2025 Time Line

**SOLAR PROJECTS:** We will continue to support the construction and operation of the ATLUS and BD Solar projects at Loring. While encourage the use of Green energy solutions with real-world applications

**FOREIGN TRADE ZONE DESIGNATION:** The LDA has hired a consultant and has submitted an application for a Foreign Trade Zone designation. This designation aims to attract potential manufacturers who source product components from other countries by providing relief from duties. It will also be a key highlight in the LDA's ongoing marketing campaign.

**OPPORTUNITY ZONES:** We plan to leverage the Opportunity Zone designation, as both Loring and the Town of Limestone have been designated as such. The new federal Opportunity Zone program aims to attract investments by offering tax incentives for investments made in designated areas. The LDA will collaborate with DECD and Northern Maine Development Commission marketing efforts to attract investors for these opportunity zones.

**COMMUNITY-BASED EDUCATION COLLABORATION:** Continue to build partnerships with our local schools, including UMPI, NMCC, and the Magnet school MSSM. The goal is to promote the Department of Labor's WIOA program, which connects job seekers to employment opportunities. We aim to enhance communities through the implementation of STEAM education and promote aerospace job opportunities in Aroostook.by connecting business , Education and Government groups and individuals for collaboration .



**PARAGRAPH 1H: FURTHER ACTIONS SUITABLE FOR ACHIEVING PURPOSES  
OF THIS ARTICLE**

**The Loring Development Authority (LDA) recommends that the following actions be considered by the Governor and Legislature:**

While the proceeds from property sales have significantly improved LDA's balance sheet, the organization continues to struggle with the costs associated with providing essential services needed to support the development project. These services include snow removal, maintenance of roadways and public infrastructure, as well as police, fire, and ambulance services, along with drinking water and wastewater treatment.

In 2016, the 127th Legislature enacted LD 1670, which increased LDA's tax increment funding for Loring-based jobs from 50% to 100% for one year. This increase was initially intended to last for five years, with a review requirement; however, it was later amended to apply for only one year. Three years ago, a bill proposed by the Governor to reinstate the 100% funding increase for two years reached the Revisor's office but was not considered because the legislature adjourned early due to the pandemic. In 2022, state funding provided \$1.3 million in the Department of Economic and Community Development (DECD) budget to address a cash shortfall in LDA's budget and to initiate the previously mentioned marketing program. Although the redevelopment of Loring is back on track, additional funding will be necessary to support existing jobs and accommodate expected job growth. LD 1981 was a potential solution to the financial issues facing the LDA; however, the bill did not pass at the end of the last session, forcing us to restart the process.

If additional legislation is not passed or amended, Loring could be without funding when the current Job Tax Increment Financing (JTIF) program expires in 2026. The Loring Team is exploring all options. Without aid, this taxpayer asset will not survive, and the people of Maine will lose an opportunity to promote a region ready for development.

Sincerely for your consideration

Jonathan Judkins President and CEO

## **ATTACHMENT**

### **LORING COMMERCE CENTRE TENANTS**

**APTIM.** an environmental engineering firm working for the Air Force Civil Engineering Center, occupies Building #8412.

**Aroostook National Wildlife Refuge.** The 4,700-acre refuge belongs to the National Wildlife Refuge System, a network of lands set aside specifically for the protection of wildlife and its habitat. Wetland, grassland and northern forest habitats for migratory birds and endangered species are protected on the refuge at Loring. Friends of the Aroostook National Wildlife Refuge support its programs through education, fundraising, recreational and volunteer projects.

**Bangor Gas.** Bangor Gas, a natural gas company and a subsidiary of Penobscot Natural Gas, leases the Loring to Searsport pipeline. The company has reactivated a portion of the pipeline to supply natural gas to customers along the corridor.

**British Cycle Supply Company.** British Cycle Supply Company's operations include shipping, receiving, and warehousing classic British motorcycle parts that are acquired and sold worldwide. The company has another location in Nova Scotia, Canada.

**Consolidated Communications.** Consolidated Communications leases a former communications site on Route 89 in Limestone where it set up a satellite tracking and communications station.

**Defense Finance and Accounting Service (DFAS) Center.** The DFAS center operates out of a first-class, 145,000 square foot facility where its employees have consistently performed with excellence since 1995. The center is responsible for finance and accounting services for military installations across the U.S. and in foreign countries; DFAS Limestone employs 558 people.

**Elevate Audio and Visual Company.** Multi-faceted arts and audio-visual materials.

**Elite Management Services, LLC.** This company provides comprehensive property management and maintenance services.

**Frontier Transport, LLC.** Frontier Transport stores, processes, and transports agricultural and wood biomass products for local customers. The company with its partner Triple G Sales also offers a farm equipment storage in a leased facility at Loring.

**Green 4 Maine.** Companies affiliated with Green 4 Maine have leased space in the Loring Applied Technology Center; the companies are Green 4 Maine Homes, LLC, Maine Agricultural Association, LLC New England Structural Engineering Services, and Green 4 Maine Creative Arts and Digital Media Center.

**Guerrette Sales, Inc.** Distribution and sales of agricultural goods and food packaging.

**Henry's Carpentry.** Carpentry shop.

**JAKS Property Management.** Inland Wind's residential properties at Loring include three and four bedroom town homes and individual homes available for purchase or lease.

**Jason Dionne Trucking.** The company occupies building #8264 at Loring, in support of his trucking business.

**Lattice Technologies, Inc.** Lattice Technologies, a consulting firm performing services in the defense sector, now occupies an office at Loring.

**Limestone Country Club.** The Limestone Country Club, Loring's nine-hole golf course, is a favorite among many golfers in the area. Operators of the country club also host community and private events.

**Limestone Rotary Club.** The Limestone Rotary Club holds its weekly meetings at Loring. It is a very active club with dedicated members working together to improve their community.

**Limestone Water & Sewer District.** The Limestone Water & Sewer District owns and operates the wastewater treatment facility at Loring, providing service to all wastewater customers in Limestone, including Loring Commerce Centre. Four people work for the district at Loring.

**Loring Holdings.** Loring Holdings (LH), a multi-faceted energy company, is working to advance energy production and transmission in Maine using the Loring to Searsport pipeline corridor.

**Loring Job Corps Center (LJCC).** The Loring Job Corps Center, part of the Job Corps New England Region and the National Job Corps system, provides academic programs and career vocational training in multiple industries for youth ages 16-24. The Center welcomed its first 380 students in January 1997. Career Systems Development Corp. operates LJCC and employs 110 people.

**McDonald Enterprises.** McDonald Enterprises is a small custom manufacturer of wood and metal products.

**Maine Army National Guard.** The Maine Army National Guard leases a 27-acre parcel of land at Loring where it has constructed a facility to warehouse its equipment.

**Northern Storage.** Seasonal storage of boats and RV's.

**Novel Energy Solutions, LLC.** Novel Energy Solutions, LLC, a solar energy company, warehouses materials, to be used in the construction of solar arrays in the county, at Loring.

**Pineland Farms Natural Meats.** Pineland Farms Natural Meats, Inc. operates a beef cattle feedlot in Fort Fairfield and a composting operation at Loring. Pineland's goal is to generate 10,000 cubic yards or more of compost material a year. Pineland sells compost in bulk form to local farmers and in consumer-sized packaging at various retail outlets.

**Pioneer Wireless.** Pioneer Wireless, a broadband telecommunications company, now leases office space in LDA's office building. The new location will help Pioneer capitalize on the Three Ring binder telecommunications infrastructure, enabling it to offer dark fiber, fiber optic and other advanced services to Loring customers.

**Runway Auto and Small Engine Repair** Auto, snowmobile and ATV repair shop.

**SFE Manufacturing.** SFE Manufacturing, operates an equipment fabrication business at Loring, serving commercial, industrial, and government customers. SFE employs approximately 23 people.

**Straight-Line Fencing.** Straight-Line Fencing, an existing company with fencing sales and installation services, is in the process of establishing manufacturing capacity for a new line of its own products.

**S.W. Collins Company.** S.W. Collins Company, a hardware and building materials supplier, located its commercial line operation in the Loring Applied Technology Center. The line features custom-built products for commercial customers, offering a wide range of highly refined wood products including custom-built cabinetry and cases. S.W. Collins employs five at Loring.

**ATLUS Solar, LLC.** Pruchased SynerGen Solar, LLC exercised its lease option this year and began the construction phase of its project. The company now leases approximately 20-acres on the north side of Northcutt Road, where it has installed an electrical power generating solar facility which is now operational.

**The Bunker Inn.** The Bunker Inn, located in the former visiting officer's quarters, is open to the public with twenty suites available. People traveling for business or pleasure make use of this unique facility, with many repeat guests.

**The Loring Air Museum.** The Loring Air Museum, formerly Loring Military Heritage Center, is a museum of Loring Air Force Base history. It was created and continues to be operated by a group of enthusiastic and dedicated volunteers. The museum maintains an impressive collection of Loring memorabilia and artifacts and conducts open houses, with historic tours of Loring, that are well attended.

**The Power Company.** Based in Washington, Maine, the Power Company constructed two solar-voltaic systems at Loring; both have been in operation for several years. The solar arrays are now owned by the Town of Limestone, providing power to the Limestone Water and Sewer District and the Maine School of Science and Mathematics.

**TASTE OF MAINE:** is the development and construction of the potato chip plant by Bruce Sargent and his company. The 80,000-square-foot plant will be built on Northcutt Road, not far from the main entrance to Loring near West Gate Road. the 30-acre site is the former home of the Damon and Corey schools that taught children of Air Force service members. taste of Maine expects to open the plant in late fall 2025 and begin operations with at least 75 employees

**WSP USA Environment & Infrastructure, Inc.** an environmental engineering firm working for the Air Force Civil Engineering Center, occupies offices in the former library.

**NOTE:** Although every effort has been made to present a thorough listing of Loring-based businesses and employers, this list may not reflect all tenants or sub-tenants of third-party property owners such as Green 4 Maine.



Loring Development Authority of Maine  
119 Weinman Rd  
Limestone, Maine 04750  
Office 1-207-560-9496  
fax: 1-207-245-7813

<https://loringcommercecentre.com/>

Grow at Loring

<https://loringcommercecentre.com/grow-at-loring/available-properties/>

**Loring Development Authority  
Board Approved Budget Nov 24 Budget - FY 24/26**

	FY 23/24		FY 24/26	
	Proposed Budget	Projected Actual	Proposed Budget	Projected Actual
<b>Revenue:</b>				
State of Maine	\$ -	\$ -	\$ -	\$ -
Loring Job Increment Financing Fund	\$ 612,000	\$ 631,400	\$ 631,500	\$ 631,548
Asset Sales	\$ -	\$ -	\$ 10,000	\$ -
Other Income, Interest, Personal Property Tax	\$ 92,000	\$ 573,522	\$ 100,000	\$ -
Option Fee	\$ -	\$ -	\$ -	\$ -
Lease Revenue	\$ 610,000	\$ 423,381	\$ 330,000	\$ -
Pipeline Lease and Gas Sales Royalties	\$ -	\$ -	\$ -	\$ -
Water & Sewer Fees	\$ 275,000	\$ 167,679	\$ 430,000	\$ -
<b>Operating Revenue</b>	<b>\$ 1,789,000</b>	<b>\$ 1,795,983</b>	<b>\$ 1,501,500</b>	<b>\$ -</b>
Revenue Needed	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 1,789,000</b>	<b>\$ 1,795,983</b>	<b>\$ 1,501,500</b>	<b>\$ -</b>
<b>Operating Expenses:</b>				
Salaries & Benefits:	\$ 220,000	\$ 187,411	\$ 230,000	\$ -
<b>Miscellaneous Expenses:</b>				
Advertising (other than marketing)	\$ 800	\$ 2,891	\$ 1,000	\$ -
Computer Expense & Software	\$ 4,000	\$ 11,104	\$ 2,000	\$ -
Dues & Subscriptions	\$ 1,000	\$ 508	\$ 1,000	\$ -
Office Equipment-Lease & Purchase	\$ 1,400	\$ 1,290	\$ 1,400	\$ -
Insurance - Vehicles	\$ 5,200	\$ 5,955	\$ 5,200	\$ -
Insurance - Property & Misc.	\$ 3,600	\$ 13,248	\$ 3,600	\$ -
Legal & Audit Expense	\$ 25,000	\$ -	\$ 50,000	\$ -
Office Supplies & Expense	\$ 1,300	\$ 10,776	\$ 2,000	\$ -
Outside Contracts/Consultants/Services	\$ 924,400	\$ 1,480,768	\$ 610,000	\$ -
Postage, FedEx, UPS	\$ 3,400	\$ 2,395	\$ 200	\$ -
Communications & Security	\$ 8,400	\$ 20,181	\$ 9,000	\$ -
Training, Seminars & Meetings	\$ 200	\$ 7,617	\$ 500	\$ -
Travel Expense	\$ 700	\$ 3,607	\$ 2,500	\$ -
Meals	\$ 500	\$ 128	\$ 500	\$ -
Entertainment	\$ 100	\$ -	\$ 100	\$ -
Sponsorships	\$ 100	\$ -	\$ 100	\$ -
Gifts & Recognitions	\$ 500	\$ -	\$ 500	\$ -
Donations	\$ 200	\$ -	\$ 200	\$ -
Marketing & Development Exp	\$ -	\$ 33,033	\$ -	\$ -
<b>Total Miscellaneous Expenses</b>	<b>\$ 980,800</b>	<b>\$ 1,593,501</b>	<b>\$ 889,800</b>	<b>\$ -</b>
<b>Other Expenses:</b>				
Green 4 MAINE	\$ 60,000	\$ -	\$ -	\$ -
Debt Expense	\$ 38,700	\$ 8,982	\$ 38,700	\$ -
Town of Limestone	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Expenses</b>	<b>\$ 1,239,500</b>	<b>\$ 1,789,894</b>	<b>\$ 1,158,500</b>	<b>\$ -</b>
<b>Facilities &amp; Public Works:</b>				
Other Supplies, Uniforms, Materials & E	\$ 70,000	\$ 70,012	\$ 30,000	\$ -
Heating Oil / Propane	\$ 142,700	\$ 73,837	\$ 65,000	\$ -
Solid Waste & Environmental	\$ -	\$ 5,089	\$ -	\$ -
Facilities Maintenance	\$ 21,500	\$ 51,503	\$ 40,000	\$ -
Electricity	\$ 85,400	\$ 127,503	\$ 65,000	\$ -
Water & Sewer	\$ 168,800	\$ 43,468	\$ 80,000	\$ -
Testing	\$ 3,100	\$ 3,822	\$ 3,000	\$ -
Chemicals	\$ 22,800	\$ 24,154	\$ 23,000	\$ -
Equipment & Vehicle Expense	\$ 36,400	\$ 20,512	\$ 37,000	\$ -
Equipment Acquisitions	\$ -	\$ -	\$ -	\$ -
Facility Improvements	\$ 47,050	\$ -	\$ -	\$ -
<b>Total Facilities &amp; Public Works Expenses</b>	<b>\$ 597,750</b>	<b>\$ 419,900</b>	<b>\$ 343,000</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 1,837,250</b>	<b>\$ 2,209,794</b>	<b>\$ 1,501,500</b>	<b>\$ -</b>
<b>Net Operations - Over (Under)</b>	<b>\$ (48,250)</b>	<b>\$ (413,811)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Capital Reserve</b>				
Equipment Purchases & Facilities Impro	\$ -	\$ -	\$ -	\$ -
<b>FINAL NET</b>	<b>\$ (48,250)</b>	<b>\$ (413,811)</b>	<b>\$ -</b>	<b>\$ -</b>

  

	FY 23/24 Proposed Budget	FY 23/24 Proposed Budget	FY 24/26 Proposed Budget	
<b>Grant Revenue</b>				
Water Facilities Funding - Equipment	\$ -	\$ -	\$ -	\$ -
State and Federal Grants - Sewer Upgrade	\$ 4,814,900	\$ 4,472,301	\$ 4,500,000	\$ -
Roads and Demolition	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -
Defence Communities Grant	\$ 810,000	\$ 703,976	\$ 1,600,000	\$ -
DECD Match for Defence Communities	\$ 80,000	\$ 8,579	\$ 88,579	\$ -
<b>Total Grants</b>	<b>\$ 8,604,900</b>	<b>\$ 8,184,856</b>	<b>\$ 9,188,579</b>	<b>\$ -</b>
<b>Expenses</b>				
<b>Total Grants Expenses</b>	<b>\$ 8,604,900</b>	<b>\$ 8,184,856</b>	<b>\$ 9,188,579</b>	<b>\$ -</b>
<b>Net Grants</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Grant Overview

**Sewer Grant:** The LDA is receiving assistance from the Northern Maine Development Commission and Wright Pierce Engineers for various sewer grants. The sources of funding include: Northern Border Regional Commission: \$500,000 CDBG Infrastructure Grant: \$990,000 ARPA: \$167,950 Clean Water SRF: \$1 million (with principal forgiveness) State Infrastructure Grant: \$1 million CDS Grant through the EPA: \$1 million This brings the total funding to \$4,457,950. We have met with EPA officials to identify the necessary environmental and other submissions, and we look forward to preparing the bid specifications that will be released in the First quarter of FY 2025. The sewer project is expected to take two years to complete and will finish a multi-phase initiative that the LDA began over a decade ago.

**Roads and Demolition Grant:** This is a CDS grant of \$3.1 million, administered by HUD. The LDA is collaborating with the Northern Maine Development Commission and the engineering firm BRSA. We have completed a detailed project description and are currently finalizing the HUD environmental review process. Most of this work is done, but it must be packaged and uploaded into HUD's system as a single submission. This grant will enable us to move forward with roadway repairs and demolition.

**OLDCC Grant:** This grant totals \$740,644 with an additional match of \$75,000, bringing the total to \$815,644. It is managed in-house by the LDA, with Jon leading the financial reporting. This grant focuses on the economic diversification of defense-dependent communities. We have initiated and completed the airport master plan process and in talks with FAA for NIPAS, which is progressing well and is expected to be completed by next summer. Additionally, we have finished an energy resiliency assessment with RLC Engineers for this service and the Work Force Assessment completed by NMDC to identify employment opportunities.

**NBRC Catalyst Program:** which aims to boost economic growth across Maine, New Hampshire, Vermont and New York. Loring was awarded 1 million dollars to construct an anaerobic digester to treat wastewater before it enters the Limestone Water & Sewer District's treatment system. The total project will cost \$1.6 million, according to the commission.

September 29, 2024

State Tax Assessor  
24 State House Station  
Augusta, Maine, 04333-0024

Re: Loring Tax Increment Financing Fund, fiscal year ending June 30, 2024

Please allow this letter to serve as the certification of the Loring Development Authority of Maine (LDA) as contemplated by Title 5 MRSA Section 13080-S. The attached detail reflects employment and associated withholdings for the period July 1, 2022 through June 30, 2024 at Loring Commerce Centre. The Defense Finance and Accounting Service Center (DFAS), one of our largest employers, provided information for 2024, but LDA does not have the baseline 1996 data for DFAS. As you will see on the attached spreadsheet, other employers have not yet provided information for 2024. When we receive additional information, we will supplement this certification.

Please note that consistent with previous submissions, the information supplied does not include employment by the LDA and its contractors or the Air Force Real Property Agency and its contractors.

Thank you for considering this information and please let me know if there are any questions.

Very truly yours,

Jonathan Judkins  
President & CEO

Enclosure

Cc: Richard Truman, Bureau of Revenue Services



LORING DEVELOPMENT AUTHORITY OF MAINE  
LORING JOB INCREMENT FINANCING FUND - 2024  
DETAIL OF WAGES AND WITHHOLDINGS FOR LORING-BASED EMPLOYEES

NAME	EMPLOYEES ON 6/30/96	FOR 12 MONTH ENDING 6/30/96		TOTAL EMPLOYEES INCLUDED IN 6/30/96 WAGES & WITHHOLDINGS	EMPLOYEES 6/30/2024	3FOR 12 MONTH ENDING 6/30/24		TOTAL EMPLOYEES INCLUDED IN 6/30/24 WAGES & WITHHOLDINGS		CHANGE IN GROSS ANNUAL WAGE	CHANGE IN GROSS ANNUAL WITHHOLDINGS
		GROSS WAGES	WITHHOLDINGS			GROSS WAGES	WITHHOLDINGS	NEW JOBS	SHIFTED JOBS		
* 1 4 Birdies, LLC Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -			\$ -	\$ -
* 2 Aroostook National Wildlife Refuge Employer ID: 841024566	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 3 Mark Appleton dba/British Cycle Employer ID: 22-335731800	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 4 Career Systems Development Corp. Employer ID: 06123073100	4	\$ 4,292.00	\$ 191.60	4	216	\$ 6,020,034.24	\$ 197,900.00	0	0	\$ -	\$ -
5 Defense Finance & Accounting Service Employer's ID: 931175536	0	\$ -	\$ -	0	608	\$ 32,356,131.51	\$ 1,133,385.00	0	0	\$ -	\$ -
* 6 Frontier Transport / Triple G Sales Employer ID: 04-327834200	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 7 JAKS Employer's ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 8 Lattice Technologies, Inc. Employer ID: 54194658100	0	\$ -	\$ -	0	1	\$ -	\$ -	0	0	\$ -	\$ -
* 9 Jason Dionne Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 11 Novel Energy Solutions Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
* 12 Pineland Farms Natural Meats Employer ID: 20-2879287	0	\$ -	\$ -	0	1	\$ 4,152.34	\$ -	0	0	\$ -	\$ -
* 13 SFE Manufacturing Employer ID: 01-0465808	0	\$ -	\$ -	0	30	\$ 1,964,532.77	\$ 97,100.00	0	0	\$ -	\$ -
* 14 Straightline Fencing Employer ID:	0	\$ -	\$ -	0		\$ -	\$ -	0	0	\$ -	\$ -
15 The Bunker Inn Employer ID: 86-1876624	0	\$ -	\$ -	0	2	\$ 32,073.00	\$ 1,659.00	0	0	\$ -	\$ -
TOTALS:	4	4292	192	4	858	40,376,923.86	1,430,044.00			\$ -	\$ -

\* These companies have not yet provided the requested information.



*Proven Expertise & Integrity*

January 28, 2024

Board of Trustees  
Loring Development Authority of Maine  
Limestone, Maine

We were engaged by Loring Development Authority of Maine and have audited the financial statements of the Authority as of and for the year ended June 30, 2023. A complete copy of the audited financial statements, including our opinion thereon, will be available for inspection at the Authority's business office.

*RHR Smith & Company*

Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093  
Tel: (800) 300-7708 (207) 929-4606 Fax: (207) 929-4609