

MAINE STATE LEGISLATURE

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January 13, 2015

Honorable Michael D. Thibodeau
President
Maine Senate
3 State House Station
Augusta, ME 04333

Honorable Mark W. Eves
Speaker of the House
Maine House of Representatives
2 State House Station
Augusta, Maine 04333

Subject: Government Accountability Report (5 MRSA §12023)

Dear Mr. President and Mr. Speaker:

In compliance with the requirements of the Government Accountability and Oversight Law for quasi-independent State entities (5 MRSA §12023), I am submitting this report on behalf of the Board of Trustees of the Midcoast Regional Redevelopment Authority (MRRRA).

MRRRA was created in 2006 by the Maine Legislature (5 MRSA §13083-G) as a municipal corporation charged with the responsibility to implement the reuse master plans for Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex, which closed as a result of the 2005 Base Realignment and Closure (BRAC) process. The Authority is entrusted with the acquisition and management of properties within the geographic boundaries of NAS Brunswick. The enabling statute creating MRRRA established very detailed description of its powers and duties. The MRRRA Board held its first meeting on September 27, 2007 when the newly appointed Board of Trustees called to order its first meeting and hired Steven H. Levesque as its new Executive Director. Operations began on January 1, 2008.

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;

The Midcoast Regional Redevelopment Authority did not procure any goods or services that exceeded \$10,000 without first having solicited competitive bids during calendar year 2014 with the following exceptions.

Last year MRRA entered into a Memorandum of Agreement (MOA) with the Brunswick Sewer District to conduct spot repairs to the sanitary sewer collection system at Brunswick Landing. During calendar year 2014, MRRA engaged the District in projects totaling \$60,704 for sewer repairs. This MOA allows MRRA to have repairs made at below market rates and also allows the District to learn more about our sanitary sewer system, which one day they will take over.

In January of 2014, MRRA was approached by AFLAC insurance for employees for critical care, accident and cancer coverage. MRRA agreed to amend our personnel benefit package and offer this plan within our cafeteria plan. In 2014, AFLAC received \$12,963 in premium payments.

In 2014, MRRA spent \$11,769 with Brunswick Tour and Travel for travel to various conferences and business marketing and attraction activities. We regularly check the internet for flight information and pricing and do book travel with Brunswick Tour and Travel periodically. This service was not put out to competitive bid, as pricing this service is not usually done in the marketplace.

In 2014 MRRA spent \$30,190 with Eastern Fire Protection to provide repairs and testing of sprinkler systems for a number of buildings at Brunswick Landing. Eastern Fire Protection was the company that the Navy used to install and test sprinkler systems at NAS Brunswick, so it had the history and knowledge of the system when MRRA first started taking over a few buildings. Now that we have built a critical mass of buildings and have acquired more staff knowledge of these systems, we will rebid this service in 2015.

In 2014 MRRA spent \$21,162 with Northeast Security to repair or install fire alarm panels and electronic monitoring of those systems for a number of buildings owned by MRRA. In 2011, when MRRA began to receive buildings from the Navy we looked at various options for fire alarm monitoring of the Navy's radio wave fire alarm system that it had set up. With only a few buildings, we contracted with Northeast Security. As we have added buildings over time the cost of this service and new panel installs has grown. We would note that we did bid for the panel and alarm install in Hangar 5 last year and Northeast Security was the lowest price of the three bids we received. Now that we have built a critical mass of buildings and have acquired more staff knowledge of these systems, we will rebid this service in 2015.

In 2014 MRRA spent \$27,723 with Overhead Door Company to provide for repairs and a maintenance contract for overhead doors in Hangar 6. Overhead Door Company was the original installer of the doors in Hangar 6 and the only authorized MegaDoor dealer in southern Maine.

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

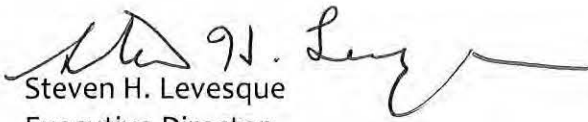
MRRA made no donations in 2014.

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.

The Board of Trustees did not change or amend the Accounting Policies and Procedures Manual or the Purchasing Policy during calendar year 2014.

I would also note that on January 14, 2015 MRRA submitted a fourteen page detailed narrative and financial report on the activities of MRRA for calendar year 2014 to Governor Paul LePage consistent with the requirements of 5 MRSA §13083-S.

Sincerely,


Steven H. Levesque
Executive Director

cc. MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director
Grant Pennoyer, Executive Director, Legislative Council