

MAINE STATE LEGISLATURE

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January 15, 2022

The Honorable Troy D. Jackson
President of the Senate
3 State House Station
Augusta, Maine 04333

The Honorable Ryan Fecteau
Speaker of the House
2 State House Station
Augusta, Maine 04333

Dear President Jackson and Speaker Fecteau:

Pursuant to 5 M.R.S.A., Section 12023, please consider this the letter of transmittal for the required report from the Midcoast Regional Redevelopment Authority.

MARRA 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.

Please contact me if you have any questions or need additional information. Thank you.

Sincerely,


Jeffrey K. Jordan
Deputy Director

cc. Kristine Logan, Executive Director



January 15, 2022

The Honorable Troy D. Jackson
President
Maine Senate
3 State House Station
Augusta, ME 04333

The Honorable Ryan Fecteau
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 (MRRA).

MRRA 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 MRRA established very detailed description of its powers and duties. The MRRA Board held its first meeting on September 27, 2007. Operations began on January 1, 2008. The former Executive Director Steven Levesque retired on December 31, 2021. I was hired this fall to assume the Executive Director's position on January 1, 2022. I have been employed by MRRA since 2016, having served as the Deputy Director for Innovation and Development and the Director of *TechPlace*.

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 good or service in calendar year 2020 that exceeded \$10,000 without first having solicited competitive bids with the exception of the following:

1. Four years ago, MRRRA 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 2021, MRRRA engaged the District in projects totaling \$38,082.60 for sewer repairs. This MOA allows MRRRA 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. The balance of fees paid to the Sewer District were for sanitary sewer services provided to MRRRA.
2. In 2020 MRRRA negotiated an agreement with **Flight Level Aviation**, our current fixed based operator for the airport to provide airport oversight and oversee Federal Aviation Administration grants used to upgrade capital infrastructure at the Brunswick Executive Airport. For calendar year 2021 MRRRA paid FlightLevel Aviation \$75,833.29. The balance of invoices paid to Flight Level Aviation was for the purchase of aviation fuel.
3. One of the larger property owners at Brunswick Landing is Tom Wright. Mr. Wright employs a maintenance person who maintains those facilities. In the fall of 2018, MRRRA and Mr. Wright the owner of **BLCC Maintenance LLC** entered into discussions regarding the availability of that person to assist MRRRA in maintaining its facilities. The proximity of the maintenance person, availability and hourly rates were determined to be of value to MRRRA. In 2021, BLCC Maintenance was paid a total of \$21,791.91 for fourteen small projects.
4. In On August 14, 2012, the Executive Director signed a Utility and Light Pole and Energy Savings Lease with PEMCO & Company, LLC, a Maine Limited Liability Company. The purpose of this agreement was to fund the replacement of 414 street and parking lot lights and wall packs with 148 streetlights, 77 parking lot lights and 189 wall packs to promote energy efficiency, cost savings, reduced maintenance cost, improve lighting quality and reduced CO2 emissions. The new lighting system also includes the live control of 113 streetlights to monitor operation, rate of dim percentage and energy consumption. Then in December of 2015, PEMCO sold the contract to **Sustainable Income**, LLC of Brooklyn, New York. During 2021, MRRRA paid a total of \$140,000 to Sustainable Income.
5. Two years ago, MRRRA used Goodall Landscaping of Topsham to conduct weed removal from the airport for \$7,300 which took more than 3 weeks to complete. There are only a limited number of pesticide applicators in the area. This year our Grounds Maintenance Supervisor hired **Erlich Pest Control** of South Portland to conduct the weed removal for \$12,997.
6. As required by the McKinney-Vento Homeless Assistance Act of 1987 MRRRA was required by the Navy as part of the Economic Development Conveyance process to enter into a Homeless Assistance Covenant Agreement with a local service provider who provided for the unmet needs of the homeless in Brunswick. Through a competitive process, MRRRA ended up partnering with Tedford Housing. Each time property is transferred from the Navy to MRRRA, we are required under that agreement to make a payment of \$560 per acre of developable property transferred to MRRRA. In 2021, we paid Tedford Housing \$15,808.
7. Team Eagle, Inc. is a national airport equipment supply firm with a local office in Tilton, New Hampshire. They are the largest airport equipment supply firm in the United States. In 2021,

MRRA bought 8 items for the airport totaling \$13,820.97. The largest single item was the 24 foot backplate (snowplow blade) for one of our snowplows.

8. Last year, MRRA purchased 23 items from MiltonCAT of Scarborough, Maine for a total of \$25,149.12. MiltonCAT is another heavy equipment, service and repair vendor serving southern Maine. MRRA spent \$7,503.05 on 13 invoices for annual inspection and servicing our emergency generators, and another \$17,646.07 on the purchase of batteries for those generators.
9. This past summer MRRA paid Ehrlich to remove vegetation on runways and taxiways at Brunswick Executive Airport for a contract price of \$12,997. Ehrlich was the only vendor we could find with the pesticide licensing and capacity to undertake the size and scope of the project given the size of our runways and taxiways.

Please find attached a detailed list of all MRRA vendors that were paid a total of \$10,000 or more during 2021.

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 only made one donation of \$2,500 to the Town of Brunswick to assist in funding of a development plan for the property recently acquired by the Town from the Navy adjacent to the Town's Community Recreation facility on Neptune Drive.

In addition, MRRA transferred \$4,675 in venue fees paid by various not for profit organizations for one day fund raising events to the Midcoast Charitable Foundation of Maine; a 501(c)(3) organization that MRRA created back in 2011 to strengthen community organizations and services that will improve the quality of life, economic viability and sustainability of the communities and not for profit organizations that serve the Midcoast region. MRRA also transferred the venue fee paid by the Great State of Maine Air Show this past fall of \$55,462 to the Charitable Foundation. On November 11, we released a request for grant proposals which was advertised in the *Times Record* and on MRRA's website. Proposals were due by November 26. On that date we had only received four proposals. It was decided that the application period be extended to December 30 and readvertise in the *Times Record*. As of the close of business on December 30, the Charitable Foundation received fourteen proposals with requests totaling \$58,645. The Foundation Board will made decisions on those grant requests later this month.

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 2021.

I would also note that this week MRRA submitted a twelve-page detailed narrative and financial report on the activities of MRRA for calendar year 2021 to Governor Janet Mills consistent with the requirements of 5 MRS §13083-S.

Sincerely,



Kristine M. Logan
Executive Director

cc. MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director, CFO
Suzanne Gresser, Executive Director, Legislative Council

Midcoast Regional Redevelopment Authority
Report of Purchases to a Vendor Totaling \$10,000 or More

Vendor	Total Payments	Explanation
Constellation Energy - 7157704	\$1,267,814.15	Utility Vendor
American Pavement Solutions, Inc.	\$1,100,691.84	FAA Grant Required Bid
CMP 3501-0969-208	\$840,469.23	Utility Vendor
Maine Natural Gas	\$393,933.37	Utility Vendor
Brunswick & Topsham Water District	\$315,601.78	Utility Vendor
Pegasus Solar, LLC	\$182,222.23	Power Purchase Agreement
Sustainable Income, LLC	\$140,000.00	See attached explanation
Maine Municipal Employees Health Trust	\$129,594.36	Health Insurance Bid
Village Green Ventures	\$103,967.43	Power Purchase Agreement
Hoyle Tanner & Associates, Inc.	\$80,457.50	FAA Grant Required Bid
FlightLevel Aviation, LLC	\$79,187.17	See attached explanation
Thayer, LLC - a BCTS Company	\$76,456.06	HVAC bid
MPG Construction, LLC	\$70,182.46	FAA Grant Required Bid
Wright-Pierce Engineering	\$58,077.46	Engineering Bid
ProSeal, LLC	\$57,560.00	FAA Grant Required Bid
Century 21 North East	\$56,422.84	Brokers Fee on property sale
Town of Brunswick	\$50,538.31	Property taxes and subdivision application
Treasurer, State of Maine.	\$46,634.51	Property and vehicle insurance
Crooker Construction, LLC	\$45,163.41	Earth Moving Bid
Brunswick Sewer District	\$45,127.72	Utility vendor
Compass Technology Managers	\$41,667.50	IT Bid
Enterprise Electric, Inc.	\$35,083.13	Heavy Electric Bid
U.S. Treasurer	\$29,978.23	Property purchase - 25% Revenue Share
Delyra Cleaning Service	\$27,629.92	Cleaning Bid
IDK Ventures, Inc dba CertaPro Painters	\$27,406.48	Painting Bid
Mechanics Savings Bank	\$26,060.30	Loan Repayment - Bid
MiltonCAT	\$25,149.12	See attached explanation
Sevee & Maher Engineers	\$23,835.01	OEA PFOS Bid
BLCC Maintenance, LLC	\$21,791.91	Painting Bid/Caulking 554 Bid
Sebago Technics, Inc	\$18,628.50	West Side Planning Grant Bid
Fine Line Pavement Striping, LLC	\$16,800.00	Street stripping bid
Tedford Housing	\$15,808.80	See attached explanation
Overhead Door Company	\$15,596.70	Airport gate repair - emergency repair when car crashed ga
Maine Line Fence Co.	\$15,065.00	Airport gate repair - emergency repair when car crashed ga
Davis-Ulmer Sprinkler Co., Inc dba Eastern Fire	\$14,875.17	Alarm Service bid
Maine Municipal Association	\$14,124.20	Workers Compensation Insurance
Team Eagle, Inc.	\$13,820.97	See attached explanation
Finance Authority of Maine	\$13,180.74	Maine Rural Development Authority Loan Repayment
Ehrlich	\$12,997.00	See attached explanation
Dead River Co.	\$11,091.42	Used Navy's vendor
Washington Valuations	\$10,400.00	Appraisal Bid
Impact Signs and Graphics	\$10,250.00	Building Sign Bid
Bureau Mijksenaar USA, Inc	\$10,209.09	Wayfinding RFP