

# MAINE STATE LEGISLATURE

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January 22, 2024

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

The Honorable Rachell Talbot Ross  
Speaker of the House  
2 State House Station  
Augusta, Maine 04333

Dear Mr. President and Madame Speaker:

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.

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.

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 22, 2024

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

The Honorable Rachell Talbot Ross  
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 Madam 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.

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 2023 that exceeded \$10,000 without first having solicited competitive bids with the exception of the following:

1. Five 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 2022, MRRRA engaged the District in projects totaling \$62,570.12 for sewer repairs with the balance of \$2,566.35 for sanitary sewer services. 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.
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 2022 MRRRA paid FlightLevel Aviation \$71,749.98.
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 2022 BLCC Maintenance was paid a total of \$82,099.75 for thirty-five 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 2022, MRRRA paid a total of \$138,000 to Sustainable Income.
5. Three 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. 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. **Erllich Pest Control** of South Portland was paid \$12,997 to remove weeds at Brunswick Executive Airport.
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 2022, we paid **Tedford Housing** \$22,400.
7. Last year, MRRRA purchased twenty-five items from MiltonCAT of Scarborough, Maine for a total of \$14,551.41. MiltonCAT is a heavy equipment, service and repair vendor serving southern Maine. MiltonCAT provides inspection, oil changes and preventative maintenance activities on the MiltonCAT emergency generators we have at Brunswick Executive Airport.

Please find attached a detailed list of all MRRRA vendors that were paid a total of \$10,000 or more during 2022,

**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**

On March 14, 2022 MRRRA donated three sanitary sewer pump stations that were completed reconstructed at a cost of \$1,437,078.32 to the Brunswick Sewer District.

As described above, MRRRA donated \$22,400 to Tedford Housing under 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.

In addition, MRRRA transferred \$19,700 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 MRRRA 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. On December 20, we released a request for grant proposals which was advertised in the *Times Record* and on MRRRA's website. Proposals are due by January 20, 2023. The Foundation Board will made decisions on those grant requests in February.

**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 amended the *Accounting Policies and Procedures Manual* on February 23, 2022 (attached). On August 31, the Board of Trustees adopted a new *Grants Management and Administration Policy* (attached).

I would also note that last week MRRRA submitted an eleven-page detailed narrative and financial report on the activities of MRRRA for calendar year 2022 to Governor Janet Mills consistent with the requirements of 5 MRS §13083-S.

Sincerely,



Kristine M. Logan  
Executive Director

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