

MAINE STATE LEGISLATURE

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The Honorable Matthea Daughtry
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 §12024)

Dear Ms. President and Mr. 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.

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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey K. Jordan", is written over a printed name and title. The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Jeffrey K. Jordan
Deputy Director



January 30, 2025

The Honorable Matthea Daughtry
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 §12024)

Dear Ms. President and Mr. Speaker:

In compliance with the requirements of the Government Accountability and Oversight Law for quasi-independent State entities (5 MRSA §12024), 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 a very detailed description of its powers and duties. The MRRRA 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 2024 that exceeded \$10,000 without first having solicited competitive bids with the exception of the following:

1. In 2020 MRRA 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 2024 MRRA paid FlightLevel Aviation \$68,722.50.
2. 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 2024, MRRA paid a total of \$140,000 to Sustainable Income.
3. Five years ago, MRRA 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 so we searched for an alternative provider. Ehrlich was the only vendor in the region we could find with a pesticide license 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 \$13,646.85 to remove weeds at Brunswick Executive Airport.
4. **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, a proprietary piece of equipment. In 2024, MRRA spent \$25,706.86 in servicing our eight generators at Brunswick Landing.
5. One the morning of August 19, 2024, a fault in the fire suppression system at hangar 4 triggered an accidental release of 1,450 gallons of aqueous film-forming foam (AFFF) mixed with approximately 50,000 gallons of water. Clean up began immediately under the direction of the Maine Department of Environmental Protection who had contacted **Clean Harbors** to initiate a cleanup response. Clean Harbors would not mobilize until Kristine Logan, the Executive Director of MRRA signed an Emergency Response Agreement. MaineDEP noted that additional field support was needed to assist Clean Harbors. Rebekah Koroski, a Finance person from the MaineDEP, noted that DEP has the authority under law to retain additional resources in the cleanup effort and bill the "responsible party". MaineDEP directed that **Republic Services** be retained to assist in the cleanup effort. As of December 31, 2024 had paid Clean Harbors \$643,072.13 and Republic Services \$75,546.76.
6. Two years ago, the Maine Technology Institute established the Pandemic Recovery for an Innovative Maine Economy (PRIME) Fund to distribute \$39M in federal funding to help Maine businesses recover from the harm caused by the COVID-19 pandemic that affected business development and innovation in our state's technology sectors. **TechPlace** Director, Jaimie Logan was searching at the time to expand our CAD software capability for our startup businesses and software for the 3D printer and 3 axis C&C machine. The Siemens Corporation and SDA Software came forward with a sponsorship to provide the local match for this state

grant allowing MRRRA to enter into a three-year agreement to utilize **Siemens Solid Edge Software**.

7. On October 13, the Executive Committee of MRRRA approved an Engagement Agreement with **SHL Enterprise Solutions** which is owned by former MRRRA Executive Director Steve Leveque to work ten to fifteen hours a week following the resignation of Kristine Logan. The Executive Committee felt that Steve was the best person to step in during this challenging time following the AFFF release in August and to assist in the new Executive Director search process.
8. MRRRA's purchasing policy allows purchases up to \$3,500 without going through a competitive process, but rather using best professional judgement that the vendor provides a product or service of value in the marketplace. In 2024, MRRRA had **Centerline Services** locate services twelve times totaling \$12,864.00. The volume of work exceeded our expectations with significant construction projects of Atlantic Point Apartments, Sandpiper Apartments, a second phase of Atlantic Point Apartments Woodland and Mariner Pump Station upgrades to name a few. MRRRA will seek bids/proposals for the upcoming construction season.

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

In 2024 the Midcoast Charitable Foundation of Maine made donations totaling \$32,500 to fourteen local not for profit organizations. The Foundation is a 501(c)(3) organization created by MRRRA 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 that may have impacted by the closure of NAS Brunswick. These funds come from venue fees paid to MRRRA in 2024 for one-time events at Brunswick Landing, such as Race the Runways, Maine Senior Games, FlightDeck 5K Road Race and the like. Venue fees are then transferred by MRRRA to the Charitable Foundation to fund grant allocations as determined by the four officers of MRRRA, who make up the Foundation Board.

In addition, on December 19, 2024, MRRRA transferred \$23,800 of venue fees collected in 2024 to the Charitable Foundation to support grants that will be awarded in February of 2025. This will bring the total grants issues since 2011 to \$193,702.

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.

There were no changes to the financial policies and procedures of MRRRA during calendar year 2024.

I would also note that this week MRRRA submitted a seventeen-page detailed narrative and financial report on the activities of MRRRA for calendar year 2024 to Governor Janet Mills consistent with the requirements of 5 MRSA §13083-S.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey K. Jordan', written over a printed name and title.

Jeffrey K. Jordan
Deputy Director

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

Midcoast Regional Redevelopment Authority
Vendors Paid \$10,000 or more
Calendar Year 2024
Sorted by Dollar Amount

Midcoast Regional Redevelopment Authority

| Vendor | Amount | Explanation |
|---|---------------|---|
| Federal Aviation Administration (FAA) | \$10,255.75 | FAA Reimbursable Agreement to maintain ILS system navigation at Brunswick Executive Airport for FY 2025 |
| B&B Locksmiths | \$11,035.50 | Navy Vendor - Created proprietary lock system for NAS Brunswick |
| Centerline Utility Services | \$12,864.00 | See attached explanation |
| Bart Flanagan Tree Service | \$13,125.00 | Tree bid |
| Finance Authority of Maine | \$13,380.32 | Maine Rural Development Authority Loan Repayment |
| Overhead Door Company | \$13,382.87 | Original installer of hangar doors - propriety equipment |
| Haley Ward, Inc | \$13,537.15 | Bid for Engineering Services |
| Ehrlich | \$13,646.85 | Weed control - See attached explanation |
| O'Neal's Janitorial Services | \$15,667.03 | Bid for Cleaning Services |
| Lucas Striping, LLC | \$16,143.98 | Line Striping Bid |
| Runynon Kersteen and Ouellette | \$16,250.00 | Bid Extension - see attached explanation |
| Maine Community Bank (Mechanics Savings) | \$16,978.67 | Loan repayment - Bid for Bank Loan - Tenant Fit Up |
| Brunswick Sewer District | \$18,017.35 | Utility Vendor |
| Casco bay Cleaning LLC | \$20,077.00 | Cleaning Bid following termination of O'Neal Janitorial Services |
| Sunbelt Rentals, Inc | \$22,157.05 | Used Navy Vendor |
| SDA Software, LLC 1 | \$22,500.00 | See attached explanation |
| Dead River Co. | \$24,954.92 | Used Navy Vendor |
| MiltonCAT | \$25,706.86 | Proprietary Milton Cat Dealer on our Milton Cat emergency generators - see attached explanation |
| SHL Enterprise Solutions | \$32,455.08 | Sole source bid approved by the Board of Trustees - see attached explanation |
| Four Seasons Landscape | \$34,459.56 | Grounds Maintenance Bid |
| G&E Roofing Co., Inc. | \$37,542.79 | Roofing Maintenance Service |
| Compass Technology Managers | \$40,090.82 | Computer Service Bid |
| Town of Brunswick | \$45,573.68 | Property Taxes |
| Drummond Woodsum | \$49,069.64 | Legal Bid |
| Davis-Ulmer Sprinkler Co., Inc dba Eastern Fire | \$49,647.47 | Fire Alarm Service Bid |

Midcoast Regional Redevelopment Authority

Vendors Paid \$10,000 or more

Calendar Year 2024

Sorted by Dollar Amount

| <i>Vendor</i> | <i>Amount</i> | <i>Explanation</i> |
|---|---------------|--|
| McFarland-Johnson, Inc. | \$51,215.30 | FAA bid process for Custom's Facility Feasibility Study |
| Hoyle Tanner & Associates, Inc. | \$53,563.29 | FAA bid process for multi-year engineering services - replaced this year by Dubois King. |
| Treasurer, State of Maine (Bureau of Risk Management) | \$54,675.31 | Building Insurance |
| MPG Construction, LLC | \$68,153.33 | Snow Removal Bid |
| FlightLevel Brunswick, LLC", | \$68,722.50 | See attached explanation |
| Republic Services Inc | \$75,546.76 | Sole source bid approved by the Board of Trustees - AFFF Release Hangar 4 |
| Maine Municipal Employees Health Trust | \$129,188.15 | Health Insurance Bid |
| Sustainable Income, LLC | \$140,000.00 | See attached explanation |
| Treasurer of the United States | \$140,819.70 | Navy Covenant Agreement Payment (holding check pending response from Navy BRAC Office |
| Thayer, LLC - a BCTS Company | \$143,486.40 | HVAC Bid |
| Brunswick Landing Electric Utility District | \$200,889.12 | Utility Vendor for electrical services |
| Hi-Lite Airfield Services | \$232,910.41 | FAA bid for runway and taxiway paving |
| DuBois & King Inc. | \$281,731.21 | FAA bid as primary engineering firm for a five year term |
| Crooker Construction, LLC | \$308,399.95 | Katahdin Commercial Subdivision Project Bid |
| Maine Natural Gas | \$367,594.56 | Utility vendor for natural gas |
| Brunswick & Topsham Water District | \$598,242.93 | Utility vendor for potable water |
| Clean Harbors Environmental Services Inc | \$643,072.13 | Sole source bid approved by the Board of Trustees - AFFF Release Hangar 4 |
| <i>Brunswick Landing Electric Utility</i> | | |
| Treasurer, State of Maine - PUC | 16,726.00 | Required fees of the MainePUC |
| Enterprise Electric | 70,945.01 | Heavy electrical maintenance bid |
| Pegasus Solar, LLC | 136,747.28 | Power Purchase Agreement |
| CMP 3501-0969-208 | 1,112,433.87 | Utility vendor- electrical transmission and distribution services |
| NextEra Energy Services | 2,569,537.94 | Electrical supply bid - 3 year contract |

**Vendors Paid \$10,000 or more
Calendar Year 2024
Sorted by Vendor Name**

Midcoast Regional Redevelopment Authority

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Midcoast Regional Redevelopment Authority

Vendors Paid \$10,000 or more

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