



Redevelopment Update: Construction Projects



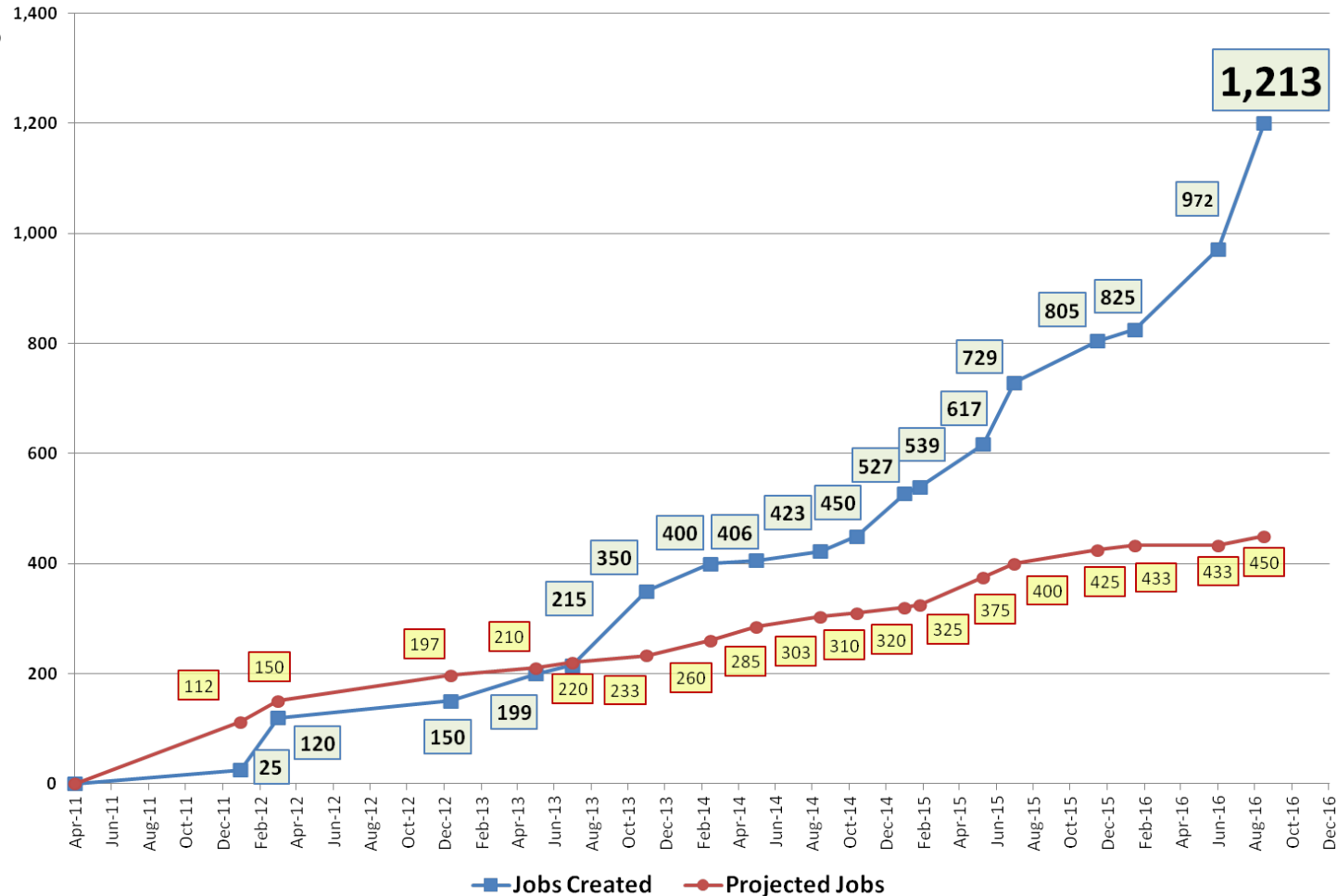
Economic Impact of Redevelopment

Jobs created: 1,213 and growing!

State and Local Contracts awarded: More than \$40 million

Total Property Taxes: More than \$2.5 million (current fiscal year)

MRRA is well ahead of its peers in the BRAC of 2005 Class!





Business Entities: 100 (and counting)



Utilities and Infrastructure

MRRA is comprised of several different business units, which are necessary to maintain and market Brunswick Landing and Topsham Commerce Park properties.

- ❑ Miles of paved road MRRA responsible for: **27**
- ❑ Miles of sewer pipe and water pipe MRRA maintains: **17**
- ❑ Miles of electrical power line MRRA maintains: **15**
- ❑ Amount of power load MRRA manages: **3 megawatts**
- ❑ Power being produced onsite: **1 megawatt** (with potential for a lot more)



Brunswick Executive Airport

- ❑ Maintain and plough twin 8,000 runways, 103 acres of tarmac (aircraft parking, taxiways), wildlife management, security fences, airport safety, hangars (650,000 SF)

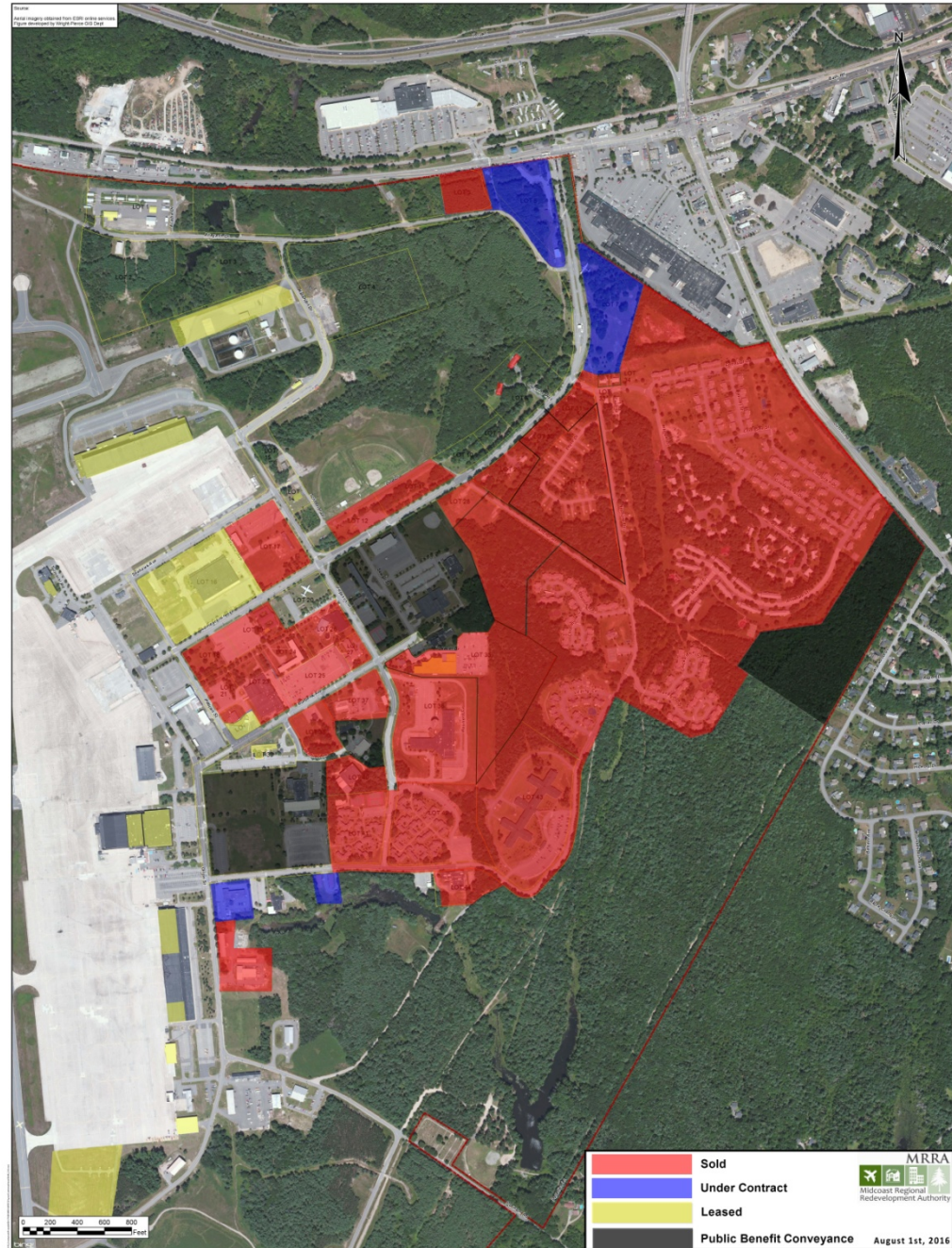
Navy had 1,500 folks doing this work;
MRRA has only 10 employees!



Real Estate Report

- Acreage owned: 1,349
- Acreage sold: 365
- Acreage under contract: 40
- SF owned: 786,235
- SF sold: 690,000
- SF under lease: 455,741

MRRA continues to market its key available properties, mainly to out-of-state clients



Property Taxes Generated

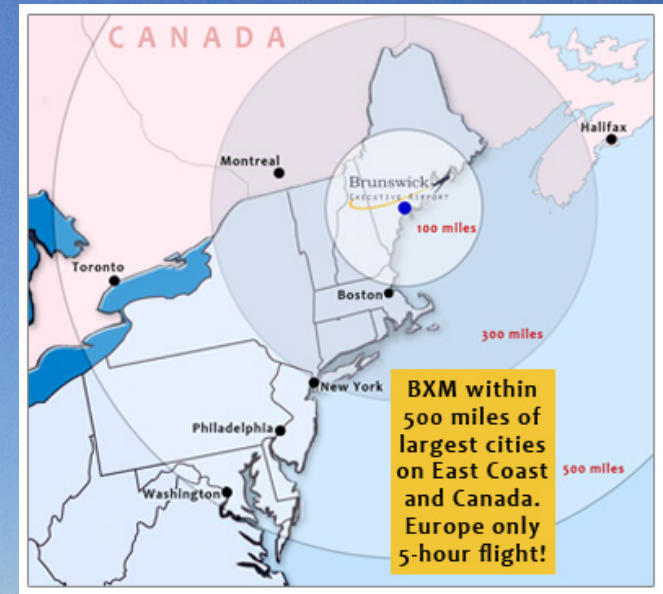
Town	Valuation	Taxes
•Brunswick:	\$86.8 million	\$2.54 million
•Topsham:	\$3.7 million	\$66K
•Total Taxable Property values:	\$90.5 million	
•Projected 2016 Taxes:	\$2.6 million	
Taxes paid by the Navy (1943-2011):	\$0.00	



BXM: Quick Facts

Becoming airport of choice for corporate flights!

- **Within 500 miles** of 22% of General Aviation (GA) Aircraft in USA and 52% of GA Aircraft in Canada
- **Located** near “Great circle route to Europe”
- **Hubs** for 5 Major US Airlines within 1 Hr Flight Time
- **More than 16,000** air operations in 2016



Airport Improvements



FAA “Military Airport Program” Over \$20M in Capital Improvements Completed/Planned (2011-2017) Including:

- Radiant heating upgrades to Hangars 4, 5
- Door, mullion repairs to Hangar 6
- Removal of Center Line lights
- Upgrades to Lighting Systems (LED)
- New Snow Removal equipment and building
- Renovate General Aviation Air Terminal
- Improve Utility Infrastructure
- Upgrade Security Fence and more...

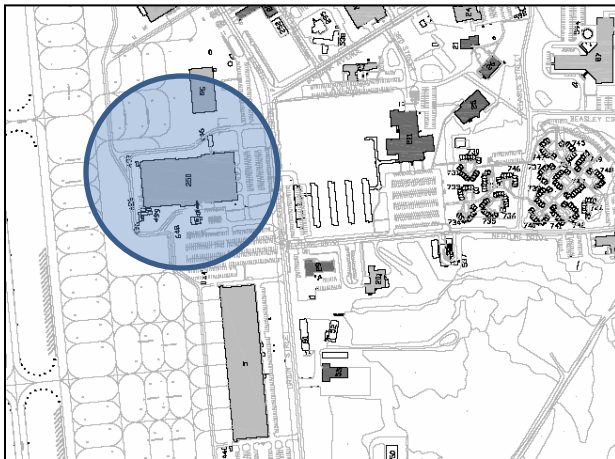


TechPlace

You can make it here.

- More than \$4 million renovations to TechPlace (former Navy AIMD facility) are now complete:
 - ▣ TechPlace provides supportive community, low-cost space for manufacturing start-ups
 - ▣ Funding to open TechPlace from the “Make it in America Challenge” grant
 - ▣ Opened in January 2015; already have **30 businesses** at TechPlace with more than 70 employees!
 - ▣ Opportunity for innovation that doesn’t exist in the State of Maine

74 Orion St. (Bldg. 250)

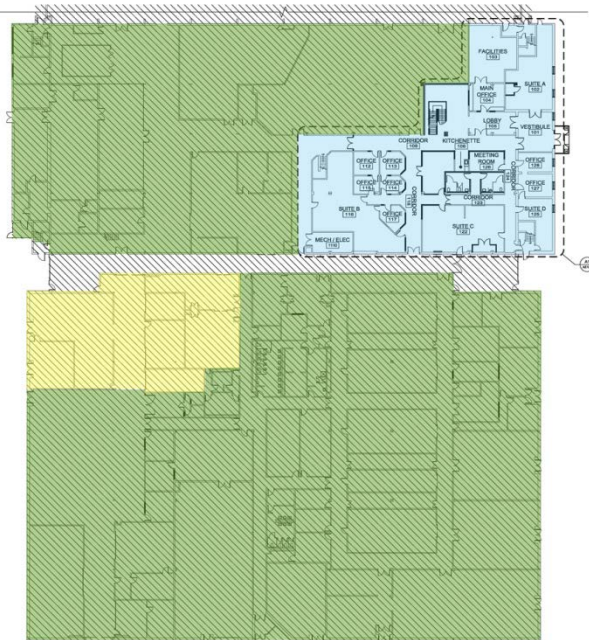


TechPlace

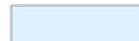
You can make it here.

TechPlace community includes:

- Co-working office space
- Co-working manufacturing/prototype lab
- Warehousing
- Private office/shop space
- BioWorks Lab
- TechWorks machine and tool shop
- Shared amenities, kitchen, game room
- Classroom for lunch and learn series
- VTC enabled conference rooms
- Access to support programs and networks
- Free Wi-Fi and parking
- Low cost rent, only \$200 / month for desk!

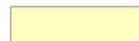


Phase I

 Shared Office Space

Phase II

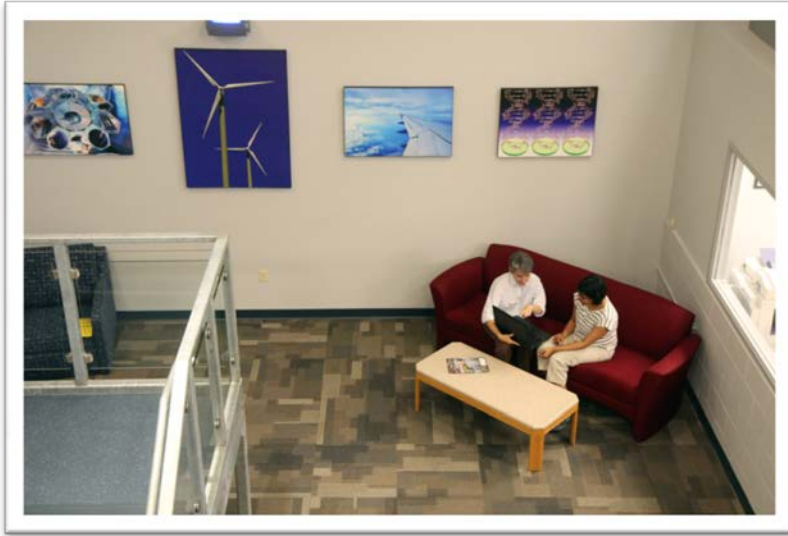
 Individual Manufacturing Space

 Shared Manufacturing Space



TechPlace

You can make it here.



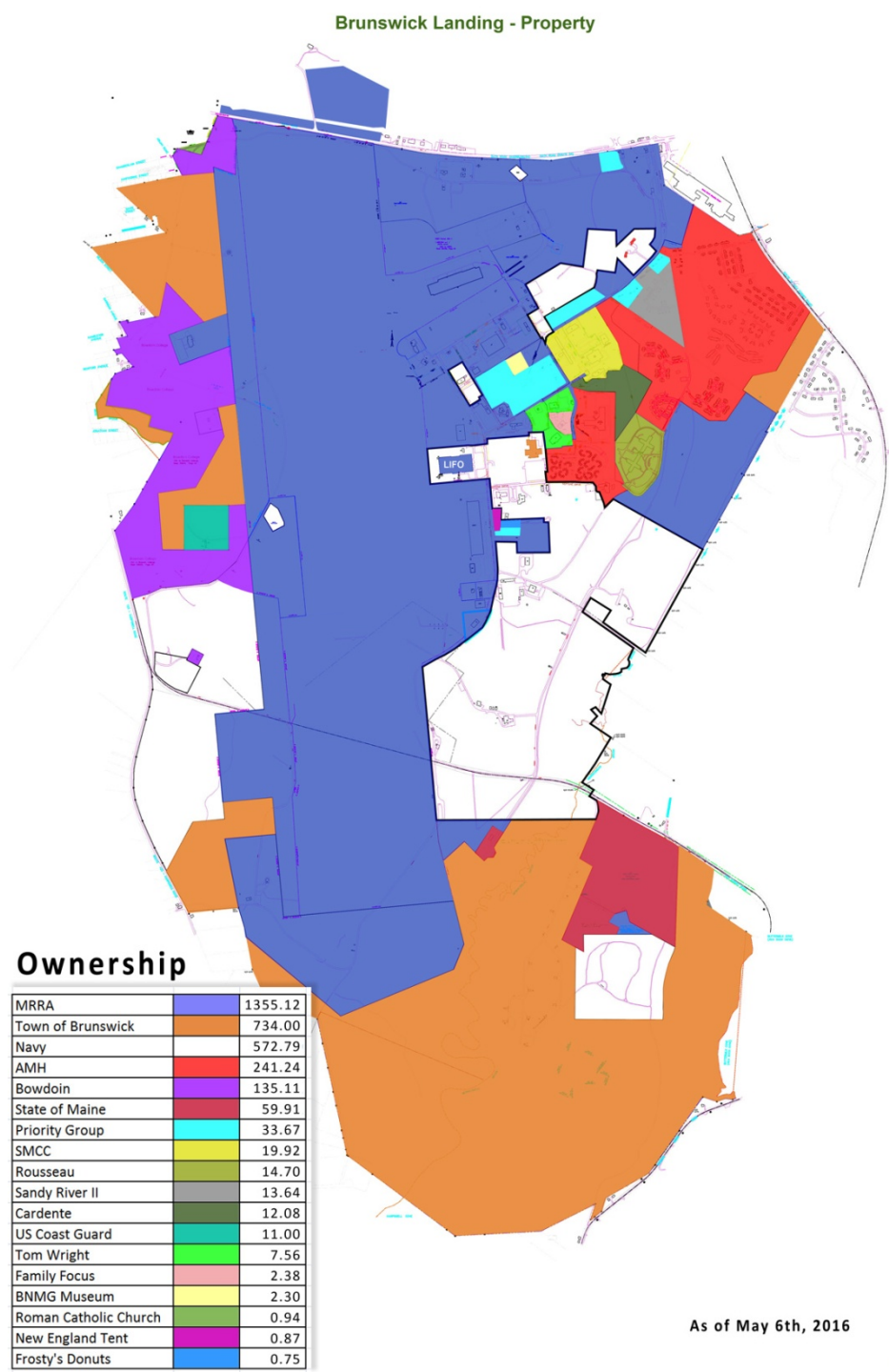
Ownership Map

Property disposition at Brunswick Landing

Of the approximately 3,134 acres of property, MRRA owns about 44 percent of the land.

The Town of Brunswick owns about a quarter of the land.

Both MRRA and the Town will receive more land once it has been found suitable for transfer (FOST) by the Navy at a future date.



The NASB redevelopment project has attracted more than \$300 million in capital investments!





Private construction projects 2011-2016



Top developers at Brunswick Landing / Topsham Commerce Park

- George Schott / Affordable Midcoast Housing:** Purchased all former Navy housing, Oxford Networks Data Center building.
- Priority Real Estate Group:** Developer of Wayfair building (former Navy Exchange store), Pathways, Irving Convenience Store, Sunray Animal Clinic, other properties under contract.
- Tom Wright:** Seeds of Independence, New Beet Market, Flight Deck Brewing, Bath YMCA, former Navy Building 223.
- HRC Development:** Purchased former Navy Commissary in Topsham and renovated it for Wicked Joe Coffee Roasting.
- Doug Cardente:** Owner of Buildings 54 and 639 . Tenants include American Bureau of Shipping, Harpswell Coastal Academy.
- Rousseau Enterprises:** Coastal Landing assisted living facility in former Navy Hotel.
- Northbridge Companies:** Avita Memory Care facility new construction now open for business.
- Village Green Ventures:** Builder of 1 MW anaerobic digester biogas power plant

Wayfair Operations Center | Priority Group/Lajoie Brothers



52,000 SF Contact center
Completed June 2016
Employed 150 workers
\$5 million project



Irving Convenience Store | Priority Group/Lajoie Bros.



- C-store/Service Station
- Completed November 2016
- Employed 100 workers
- \$3.8 million project



Other Priority Group Projects / Lajoie Bros.



Sunray Animal Clinic (left top)

- Cost: \$1.2 million
- Space: 3,600 SF
- Created 75 construction jobs

Pathways (bottom)

- Cost: \$4.9 milion
- Space: 36,000 SF
- Created 170 construction jobs

Northeast Mobile Health

- Cost: \$900K
- Space: 10,000 SF
- Created 60 construction jobs

Skordo Spice Company

- Cost: \$250K,
- Space: 5,000 SF
- Created 56 construction jobs



Avita Memory Care | Northbridge / Landry French

- 50,000 SF Memory Care Facility on Admiral Fitch
- Completed November 2016
- Employed 150 workers
- \$18 million project



TBW, LLC. Properties

Tom Wright

More than \$2 million in construction to the following buildings:

- Seeds of Independence building
- Bath YMCA
- Flight Deck Brewing
- New Beet Market
- Former Navy Car Wash
- Building 223 Office Building (2017 project)



Coastal Landing | Rousseau Enterprises / Hebert Construction



- 125,000 SF senior living center
- Former Navy hotel
- Completed Fall 2015
- \$12 million project



Oxford Networks | Schott Management/ PC Construction



- 10,000 SF data center expansion
- Former Navy Wing Command building
- Largest facility in Northern New England
- Completed Fall 2014
- \$6 million project
- Employed 34 Maine-based subcontractors



SMCC Renovations | PC Construction



- Ongoing renovations to approximately 130,000 SF of space in several buildings at Midcoast Campus worth more than \$6 million
- Dormitories, Technology Center, administrative offices
- Most recent project: Improvements to Learning Commons / Student Center



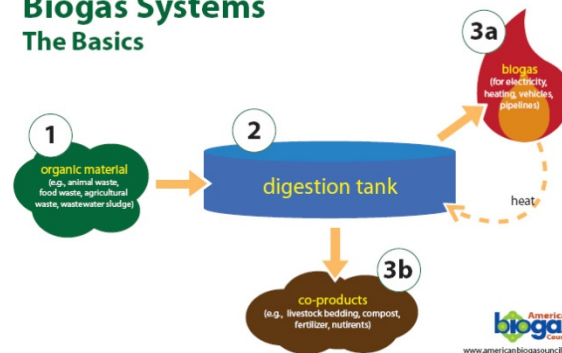
Anaerobic Digester | Village Green Ventures / Quasar



6,000 SF biogas plant
On 4.25 acre plot on airport
Completed May 2016
Generating about 1 megawatt of electricity for Brunswick Landing customers (MRRA PPA)
\$5 million project



Biogas Systems The Basics



American
biogas
council
www.americanbiogascouncil.org



Wicked Joe Coffee Roasters | HCR Development



- 33,000 SF roasting facility at Topsham Commerce Park
- \$2.5 million project
- Built in former Navy Commissary
- State-of-the-art coffee equipment
- Electrical charging stations, solar panels



Other Projects: Frosty's Donuts, New England Tent & Awning, Northeast Mobile Health Services





Public projects 2011-2016



MRRA Contractor list through Nov. 2016

PC Construction	\$14,789,734.99		Damon Refrigeration Co., Inc.	\$213,212.53
Blaine Casey Building Contractor, Inc	\$5,271,635.13		Northeast Security Systems, Inc.	\$210,161.25
Thayer Corporation	\$2,386,495.78		Axtell's Inc.	\$199,623.13
Enterprise Electric, Inc.	\$2,104,676.66		G&E Roofing Co., Inc.	\$170,745.69
KOBO Utility Construction Corporation.	\$1,812,447.64		Atlantic Construction Services	\$149,873.61
Hardypond Construction	\$1,379,132.02		Moore Painting, Inc.	\$112,704.22
Crooker Construction, LLC	\$1,267,728.52		Eastern Fire Services, Inc.	\$106,914.58
Harry C. Crooker & Sons, Inc.	\$1,219,310.46		Gary Pomeroy Logging, Inc.	\$88,049.20
Ouellet Construction, Inc.	\$1,202,549.20		IRC Roof Management Systems, LLC	\$82,915.00
Ganneston Construction Company	\$1,117,567.74		Favreau Electric	\$76,723.52
ETTI	\$915,457.53		Elite Roofing	\$76,622.00
S.J. Wood Construction, Inc.	\$846,561.97		Goodall Landscaping, Inc.	\$70,316.44
Howard P. Fairfield, LLC	\$817,792.02		Frohmler Construction, Inc.	\$68,722.00
Steve A. McGee Construction, LLC	\$762,135.65		Murray's Groundskeeping, Inc.	\$54,962.38
Moulison North Corporation	\$471,692.90		ThyssenKrupp Elevator	\$47,299.15
J J Cunningham, LLC	\$466,152.83		Overhead Door Company	\$36,710.84
New York State Fence Co. Inc.	\$332,142.81		Ray Labbe & Sons, Inc.	\$25,585.00
AnnSeal, Inc.	\$274,536.07			\$39,228,890

Mölnlycke Health Care | MRRA / PC Construction



- 80,000 SF state-of-the-art manufacturing facility built for Swedish biotech firm, which makes special medical devices, wound-care products.

- \$15 million MRRA project was financed using New Markets tax credits.

- Factory is built upon site of former Navy warehouse. Project started while Navy was still here!



TechPlace | MRRA / Multiple Contractors



- HardyPond, Ouellet Construction, Ganneston Builders among leading contractors on this project
- 95,000 SF business incubator and technology accelerator
- Former Navy Building 250 aviation maintenance facility
- MRRA renovated building using monies from “Make it in America Challenge” grant from the feds.
- Now home to nearly 30 businesses!
- Total:** \$4.2 million construction project



TechPlace | MRRA / Multiple Contractors



- Offices and suites
- Shared work spaces
- Individual manufacturing spaces
- Phase III larger manufacturing spaces
- Shared Bio production lab
- Shared machine shop
- Shared welding shop
- Shared wood shop
- 3D printer



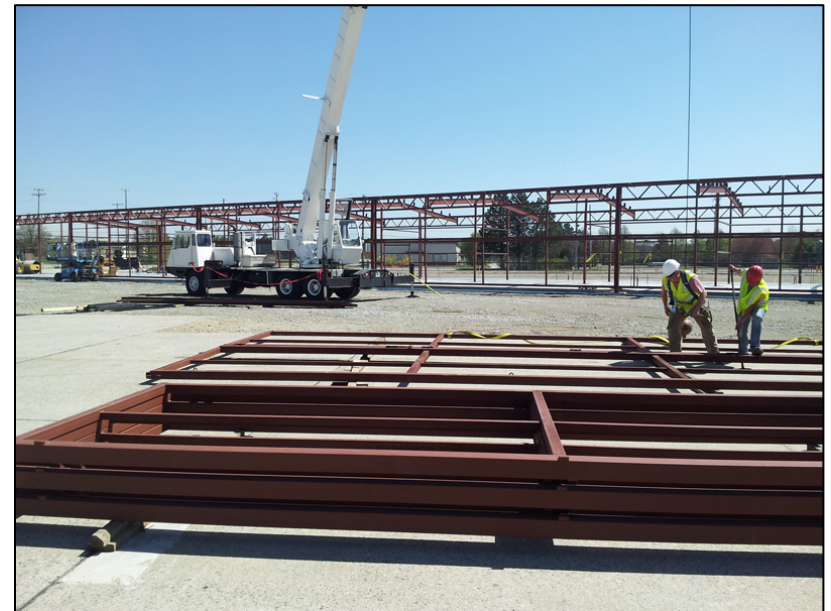
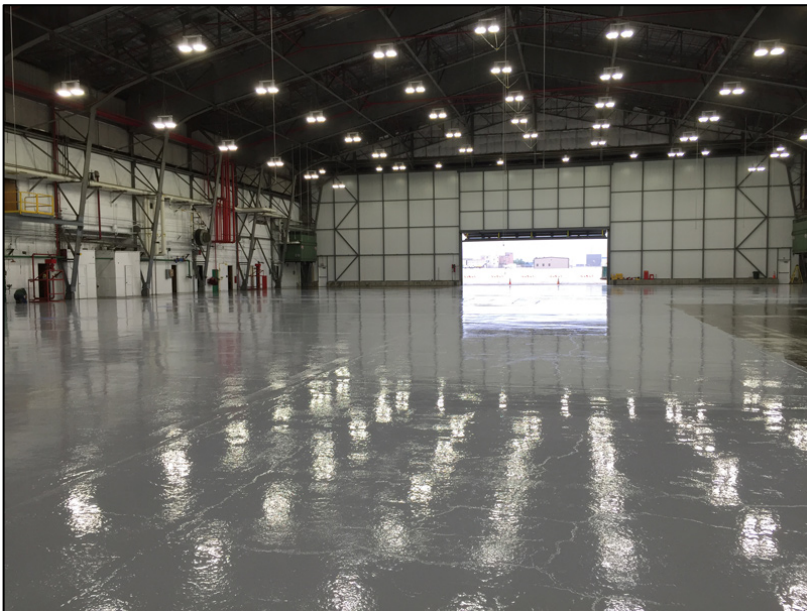
Airport Improvement Projects | MRRA / Multiple Contractors



- Brunswick Executive Airport (BXM) opened in April 2011 while the Navy was still here.
- Airport has undergone nearly \$20 million in improvements using funds from the Military Airports Program (MAP).
- Top projects include:
 - Construction of GA T-hangars; Snow Removal Equipment building; Building 200 renovations; overhead doors for Hangars 4 and 6; LED lighting, insulation and heating upgrades in all hangars; airport wild life fences, airport runway, approach, and taxiway lighting



Airport Improvement Projects | MRRA / Multiple Contractors



Public Works Projects| MRRA / Multiple Contractors



- Upgrades to electrical distribution system to improve reliability, elimination of outages, unaccounted for electrical consumption

- Sewer system work: To prevent infiltration and inflow (I&I) issues in preparation for turnover to Brunswick Sewer District

- Building demolition: Many facilities were neglected by the Navy and are unsuitable for redevelopment and must be razed at considerable expense.

- Campus-wide beautification projects: Signage, pedestrian-friendly areas, road maintenance



Public Works Projects| MRRA / Multiple Contractors



Public Works Projects| MRRA / Multiple Contractors



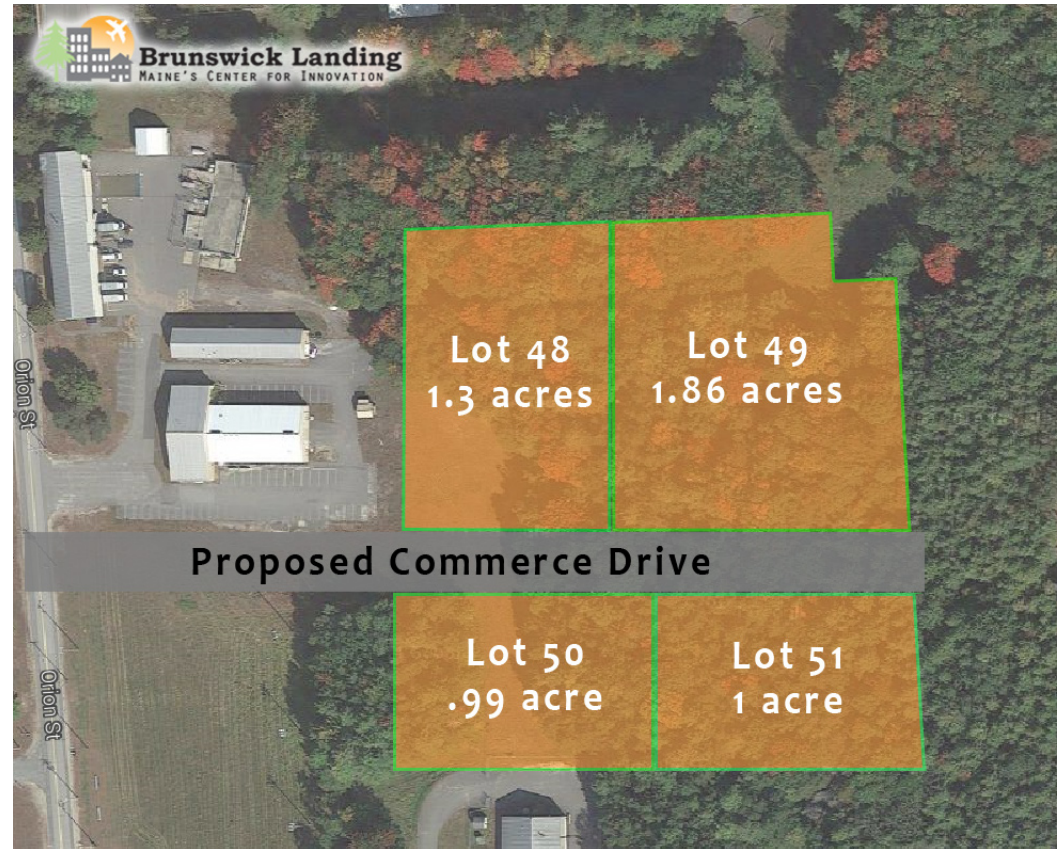
Buildings available for lease

MRRA owns several buildings (clockwise, 201, 231, 153, 19) that tenants could take occupancy of immediately, resulting in potential fit-up projects for contractors.



Land for Sale

MRRA still has a few lots available in two separate subdivisions for build-to-suit projects. Projects within MRRA's target industrial sectors – aerospace, biotech, IT, clean tech and composites preferred.



Future Redevelopment Projects and Opportunities

As MRRA continues to redevelop the former NASB properties more projects will be available to contractors to bid upon in the future.

Projects in the planning stages:

- Hangar 4 renovations on West side shop space and offices
- General Aviation hangar for FBO
- New street connecting Brunswick Landing to Gurnet Road on East side of campus
- Continued maintenance, metering and other cost-savings projects on buildings

Long-range plans, potential projects:

- Large hangars to accommodate jumbo size jets
- New entryways into Brunswick Landing, eventually connecting to Route 1
- New road into Subdivision II
- Renewable energy projects: Solar PV, second anaerobic digester
- Navy to transfer more buildings and land, which will be available for purchase and eligible for fit ups, built-to-suit projects

Thank You!



Visit mrra.us for more information.