MRRA
Midcoast Regional
Redevelopment Authority

January 18, 2024

The Honorable Janet T. Mills
Governor of the State of Maine
State House Station #1
Augusta, Maine 04330

Subject: Annual Report of MRRA for the year ending December 31, 2023

Dear Governor Mills:

Pursuant to 5 MRSA §13083-S, I am writing to update you on the activities of the Midcoast Regional Redevelopment Authority (MRRA) and the remarkable transformation of the former Naval Air Station Brunswick and its Topsham Annex.

The Midcoast Regional Redevelopment Authority, a component unit of the State of Maine, is a municipal corporation created by Maine law, 5 MRSA §13083-G, and charged with the responsibility to acquire and manage property at the former Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex and to facilitate the rapid redevelopment of properties in order to recover from economic and employment loss as a result of base closure. The first meeting of the MRRA Board of Trustees was held on September 27, 2007.

As the following key performance indicators illustrate, the NAS Brunswick redevelopment effort is proceeding on the course originally envisioned by the Reuse Master Plan; at a much faster pace than originally projected. We have clearly established Brunswick Landing as *Maine's Center for Innovation* and an incredible asset for the growth of both the Mid-coast and Maine economy. Some of the key success metrics of the redevelopment effort since the base closure include:

- Over **132 public and private entities** now call Brunswick Landing and the Topsham Commerce Park home. Nearly 40% of these entities did not exist in Maine before.

- Over **2,405 new jobs** have been created to date. It should also be noted that there are 120 Maine Army National Guard members and 124 Marine Corps Reservists assigned to their units at Brunswick Landing bringing the **total employment to 2,529.**

- In a 2019 Beneficial Use Study of Brunswick Landing by the Environmental Protection Agency for Region 1, it was reported that the 1,800 individuals employed at Brunswick Landing earned an estimated $67 million in income and produced an estimated $683 million in state GDP. Using that ratio, the **estimated personal income at Brunswick is $97.6 million and close to $1 billion in state GDP.**

- TechPlace, our technology business incubator, is home to **38 early-stage technology businesses, with 107 current employees.** Resident businesses exist in all six target business sectors: aerospace, advanced materials, information technology, cleantech, and life sciences. To date, TechPlace has graduated 25 businesses nearly all of which have remained in Maine. Collectively those graduates have created 450 jobs.

- **$245,920,170 in new taxable property valuation** has been added to the property tax rolls in the Town of Brunswick and **$7,040,200 in Topsham**, generating new property tax revenues for FY 2023 in Brunswick of $5,334,008 and $95,605 in Topsham.

- Since the approval of the Public Benefit Conveyance (PBC) and the signing of the Economic Development Conveyance (EDC) Purchase and Sale Agreement in 2011, the Navy has transferred 1,959.38 of the 2,257.92 acres we are slated to receive through deed transfer or Lease in Furtherance of Conveyance. MRRA has now received 969.72 (77.25%) of the 1,255.32 acres of the non-airport property and 989.66 (98.71%) of the 1,002.6 acres of airport land. This year the Navy transferred 5.73 acres and four EDC buildings (buildings 29, 201, 221 and 226) on Neptune Drive and transferred 4.04 acres of PBC property and one building (building 9 scheduled to be demolished) on the corner of Admiral Fitch Avenue and Orion Street.

- Since 2011, MRRA has sold fifty-six buildings and 637.87 acres of land to twenty-two private sector developers and several individual businesses for active redevelopment purposes. This year MRRA sold three buildings on Neptune Drive (buildings 29, 221 and 226) and 1.76 acres (lot 60) to Sabattus Realty which will construct a new building on Allagash Drive for the dentist office of Dr. Peter Drewes.

- MRRA currently has ten direct tenants renting 144,366 square feet in eleven EDC acquired buildings and two buildings MRRA built.

- MRRA has another 534,481 square feet of building space under lease to 47 airport tenants in ten PBC acquired buildings and two other hangar buildings MRRA built and 4 other tenants leasing land area.

- In December **asylum-seeking families started moving into a new housing** development built at Brunswick Landing. A group of 23 families began settling into two 12-unit buildings that have been completed so far (each unit of 11,736 square feet). The other three 12-unit buildings in the development are expected to be completed in January of 2024. Portland-based Developers Collaborative is building the $13 million development. MaineHousing provided an $8 million loan package, while the Brunswick-based Genesis Community Loan Fund is providing a $4 million loan. MaineHousing is covering the families' rents for two years. Most of the 23 families are from Angola and the Democratic Republic of the Congo and have one or two children.

- Eighteen commercial and industrial buildings comprising 276,235 square feet have been constructed at Brunswick Landing.

- In 2022 Jones Street Investment Partners received $36 million in financing and approval from the Town of Brunswick to construct a 181 multifamily housing project (adding 159,408 square feet), Atlantic Point Apartments, at Brunswick Landing. Construction is well underway with four of nine four story apartment buildings currently housing tenants. Brunswick Landing Ventures also received approval to construct 85 single family homes on campus.

- In May Katahdin Property Management began construction on an $18 million apartment complex at Brunswick Landing. The 63-unit building off Admiral Fitch Avenue will have advanced heat pumps, electric-vehicle chargers, underground parking and solar panels. A total of 20% of the units will be reserved for affordable housing; rents are projected to range from $1,300-$2,500.

- This year's **flight operations have totaled right at 24,000.** FlightLevel Aviation the Fixed Base Operator (FBO) sold 450,000 gallons in up from 350,000 gallons in 2022. The Great State of Maine airshow will return in 2024, bringing with it an excitement and economic impact that will carry beyond the Brunswick area. The increase in flight operations and fuel sales have several contributing factors. Several flight schools located at BXM, increased corporate and private traffic, and the aircraft maintenance facilities to name a few. The large runways, ramps, and hangars make the airport an appealing place for aviation related companies to fly, work and train, the small town feel and welcoming accommodations make it a preferred destination for private travelers.

- This year, Brunswick Executive Airport hosted two Presidential visits which included Air Force One, Marine One, and four Osprey Tiltrotor Aircraft, the Presidential Limousine and support motorcade.

- **Over 1,200 acres of land has been reserved for conservation** and recreation purposes.

- Electric power provided to Brunswick Landing customers comes from **100% renewable energy sources.** The campus houses a 1.0-megawatt anaerobic digester which has the potential to burn methane to generate electricity. Its new owners are in the process of completing permitting and upgrades so operations can start up again. In January of 2019, a $3 million 1.5-megawatt solar farm owned by Diversified Communications began generating

electricity for the campus. The solar farm is currently generating about 12% of the energy needs of the campus. A planned 1-megawatt expansion of the digester will allow for nearly 100% of our power needs to be met by on campus renewable sources.

- MRRA inherited a significant bundle of utility and infrastructure systems from the Navy, including: 27 miles of roadways, streetlight and stormwater systems; 17 miles of water and wastewater pipes and multiple related pump stations; and over 15 miles of electric lines, poles and transformers. Since 2012, MRRA has invested more than $7.8 million in these utilities.

- In June of 2019, MRRA transferred the entire gravity sanitary sewer system to the Brunswick Sewer District. In December of 2021 MRRA finished the reconstruction of three sanitary sewer pump stations (Theater Lift Station, Public Works Lift Station and Hangar 6 Lift Station) at a cost of $1.47 million and transferred these new facilities and over 9,505 feet of sanitary sewer gravity mains over to the Brunswick Sewer District. This year, Brunswick Landing Ventures and the Brunswick Sewer District invested more than $1 million in the complete refurbishment of the Woodland Sanitary Sewer Pump Station which will be transferred to the Brunswick Sewer District early in 2024. Renovations to the Mariner Sanitary Sewer Pump Station began in December.

- MRRA, the Federal Aviation Administration, and MaineDOT have invested $14.5 million in the transition of a former military airfield into a general aviation airport and over $20.2 million in upgrading airport buildings to grow the aviation and aerospace industries in Maine including the construction of a ten-unit T-Hangar building and a 15,867 square foot box hangar.

- In February, the Brunswick Town Council approved a $1.12 million construction contract for the first phase of the Midcoast Athletic and Recreation Complex (MARC), a multi-million-dollar set of courts, fields and other recreation amenities at Brunswick Landing adjacent the Town's Community Recreational Facility.

A. *Description of the Authority's Operations*

The year 2023 was another busy, challenging and successful year for MRRA. MRRA continues to work hard to enhance the redevelopment of Brunswick Landing to be a catalyst for the State's economic growth. Our business development efforts continue to focus on quality job creation in our targeted industries: aviation/aerospace, clean technology, composites, information technology, biotechnology, and education.

The Midcoast Regional Redevelopment Authority reached a number of important milestones in 2023. Consistent with MRRA's adopted ***2023 Strategic Business Plan for Brunswick Landing and Topsham Commerce Park,*** this past year's performance on those objectives includes the following accomplishments:

In 2023, MRRA signed the following new leases:

New MRRA Tenants

- DiMillo's Boat Storage
- Fwego
- Northeastern University
- Roy's Driving School
- Squad 10 Medical Fitness
- Stratton Aviation
- Yarmouth Boat Yard

New leases signed this year in TechPlace include:

- Casco Bay Sewing and Fabrication
- Even Keel, Inc.
- Maine Space Grant Consortium
- Ocean Farm Supply, LLC
- Omission, Inc.
- Revert Technologies, Inc.
- R. E. Thomas Marine Hardware

TechPlace has been a valuable resource in growing Maine's economy having graduated the following twenty-five businesses since its creation:

- Altha Technology
- AO Cyber Security
- Arcadia Alliance
- Atayne
- BluShift Aerospace
- Captive Drone
- Fiddlehead Designs
- Go Babe
- Griffin LLC
- Harbor Technologies
- InSphero Manufacturing
- JMH Associates LLC
- Maritime Surveillance Associates
- Mobility Technologies
- Plant & Flask
- Running Tide
- Savoie Composite Solutions
- STARC Systems
- TanBark, LLC
- The Maine Extraction
- Thrivant Health
- VALT Enterprises, Inc.
- Village Green Ventures
- Vivid Cloud Development Services
- Wireless Sensors

Other accomplishments this year include:

- This fiscal year the Brunswick Executive Airport was awarded $997,000 from the Federal Aviation Administration and a state match of $55,400 from the Maine Department of Transportation along with MRRA's match of $55,400 to fund the following projects:

FAA MAP 046 Pavement Markings	$230,200
FAA MAP 047 Snow Removal Equipment	$695,600
FAA MAP 048 Customs Feasibility Study (CDS)	$71,200
	$997,000

- This year the Restoration Advisory Board prepared a Community Involvement Plan (CIP) in support of the ongoing cleanup being completed under the Department of the Navy Environmental Restoration Program (ERP) at former Naval Air Station (NAS) Brunswick. This CIP is designed to support effective two-way communication between former NAS Brunswick Navy representatives and local community members for the ERP. Effective communication and timely information exchange are essential for maintaining community understanding and support for former NAS Brunswick's property transfer activities and in continuing to implement a successful ERP. The outreach methods described in this CIP were developed based on the responses received through an online community survey conducted from November 2021 through January 2022.

- With a grant from the Maine Department of Transportation MRRA issued an RFP for design and engineering work on the planned Allagash bike/ped pathway. Gorrill Palmer will be issuing its final report in the first quarter of 2024.

- Remediation of the former Picnic Pond stormwater retention system by dredging contaminated soils containing chemical of concern in Ponds A and B and Picnic Pond by the United States Government Navy BRAC Office was completed this fall.

- New staff this year at MRRA, including Jake Levesque, hired as the Director of Innovation and Development replacing Jenna Muzzy. Jake brings a wealth of marketing and new social media relation skills to the position. Robin Saindon was brought on as the new Finance Officer, replacing Tushima Sims. Robin had previously worked in the Finance Office of Bowdoin College. Katherine Robison was hired as the Executive Administrative Assistant to the Executive Director. An engineer by training, she brings strong organizational skills to the MRRA operation. In November MRRA hired John Bolduc as the new TechShop Manager at *TechPlace* replacing Brian Mulligan who has retired from the part time position. John is a retired Professor and Department Chair of the Precision Machining and Manufacturing Department at Southern Maine Community College, having taught for over twenty years.

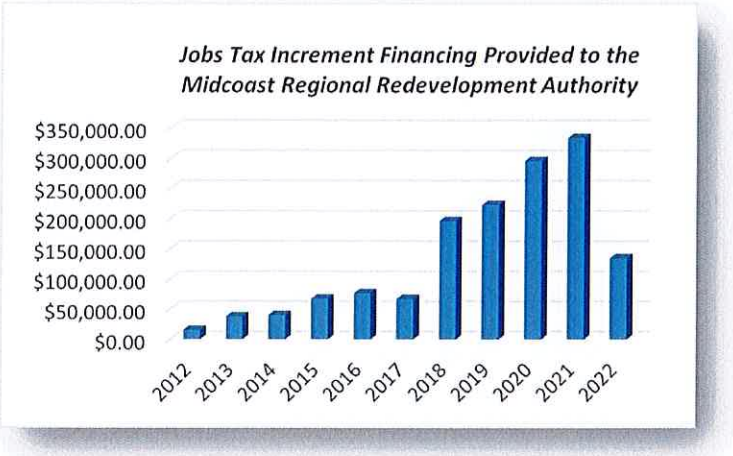
- On October 30, the Board elected the following officers: Chair – H. A. Nichols, Vice Chair – John Peters, Treasurer – Ann Marie Swenson and Secretary – Lois Skillings.

B. An accounting of the Authority's receipts and expenditures, assets and liabilities at the end of its fiscal year

Please find attached an Unaudited Financial Report for the period ending December 31, 2023. Also, please find attached a copy of the audited Financial Statements for the period ending June 30, 2023. The audit was conducted by Runyon Kersteen and Ouellette. These documents were presented to the Office of the State Controller for inclusion in the State financial statements for the period ending June 30, 2023. MRRA received an unmodified (clean audit) opinion letter for a sixteenth consecutive year.

It should be noted that MRRA does not receive a direct state appropriation as part of the General Fund Budget. MRRA's funds come from revenues from property sales, leases, common area maintenance charges and utility customers.

In 2009 the Legislature amended our enabling statute and created the Brunswick Naval Air Station Job Increment Financing Fund. These funds have been an important resource in promoting the rapid and successful redevelopment of Brunswick Landing. A large portion of the funds collected from income taxes paid by employees of Brunswick Landing businesses for tax year 2022 were unexpectedly withheld from MRRA. The Maine Revenue Service and MaineDECD did not consider remote workers as eligible workers under the statute. This resulted in a substantial reduction in financial support. In 2022, the State of Maine provided $333,403.93; MRRA had projected and planned for a J-TIF revenue of $350,000 for 2023. Instead the State made a payment of $134,311.71, due to the exclusion of remote workers hired by Brunswick Landing employers.



Capital improvements projects are funded from a combination of aviation capital improvement funds from Maine DOT, the Federal Aviation Administration, tax increment financing revenue from the Town of Brunswick and revenues MRRA raises from property sales, leases, utility customers and public area maintenance charges.

C. A listing of all property transactions pursuant to Section 13083-K

On February 7, 2011, the Navy and MRRA signed the airport Public Benefit Conveyance (PBC) Agreement for 989.66 acres, including three large hangars, a number of aviation-related support buildings and revenue-producing facilities for the airport. Through subsequent amendments, the total expected PBC transfer is now 1,002.60 acres. The conveyance of title will come over time as properties that are determined to be "clean" through a Finding of Suitability to Transfer (FOST) and are then deeded from the Navy. Accordingly, not all the properties can be conveyed at the same time, but in phases as clean-up continues and FOSTs are issued. As of December 31, 2023, MRRA has received a total of 989.66 acres of airfield property and 19 buildings containing 627,516 square feet. As a condition of transfer from the Federal Aviation Administration and the Navy, land and buildings within the Airport property cannot be sold. MRRA built a 10,000-square foot ten-unit T-Hangar and a 15,867 square foot box hangar bringing the total square footage managed to 653,383. This year the Navy transferred AIR 15 and AIR 17 on July 28, 2023 comprising of 4.04 acres for two parcels on either side of Admiral Fitch Avenue at the intersection of Orion Street.

On September 14, 2011, the Navy signed a *Non-Binding Summary of the Acquisition Terms and Conditions for the Naval Air Station Brunswick, Maine by and between the United States of America and the Midcoast Regional Redevelopment Authority* (i.e., term sheet) for a total of 1,112 acres which would be transferred though an Economic Development Conveyance (EDC). Through subsequent amendments, the total expected EDC transfer is now 1,255.32 acres. MRRA has received through Quit Claim Deed or Lease in Furtherance of Conveyance 969.72 acres from the Navy.

As part of the EDC Agreement, MRRA agreed to share annually with the Navy 25% of gross revenues from the sale or lease of EDC property after the receipt of the first $7.0 million. The revenue share remains in place until gross revenues reach $37.4 million. There is no revenue sharing in excess of $37.4 million and less than $42.4 million. The Authority is required to pay the United States Government 50.0% of gross real estate proceeds in excess of $42.4 million until September 29, 2034. To date, MRRA has paid the United States Government $9,186,348.49.

This year, MRRA sold 1.94 acres and building 29, the former auto-hobby building to Priority Realty Group of Topsham, Maine. The building currently houses NorthEast Ambulance Service and Shoreline Auto Detailing. MRRA also sold the former SeaCadets building (building 221) and the former Thrift Store (building 226) and 1.6 acres to Jones Street Investment Partners for its leasing offices. In September MRRA sold 1.76 acres (lot 60) to Sabattus Realty which will construct a new building on Allagash Drive for the dentist office of Dr. Peter Drewes.

All the remaining properties at the former NASB and Topsham Annex will be conveyed from the United States Government to MRRA once appropriate environmental clearances are obtained.

D. An accounting of all activities of any special utility district formed under Section 13083-L

On September 30, 2011, the Navy transferred all utilities on the base, including the electrical distribution system, the potable water distribution system, the sewer collection and pump station assets, stormwater collection system to MRRA.

On June 30, 2019, MRRA transferred the operation and sanitary sewer gravity collection system to the Brunswick Sewer District. With the completion of the upgrade to three sanitary sewer pump stations, MRRA transferred those facilities and over 3,900 linear feet of force mains to the Brunswick Sewer District on December 31, 2021.

MRRA has been providing electrical distribution services at Brunswick Landing since 2011. In 2020, MRRA filed its Electrical Distribution Terms and Conditions to the Maine Public Utilities Commission to become a regulated municipal electric utility. The PUC approved our Terms and Conditions on July 21, 2021.

In 2021 MRRA became a Designated Operator of a Public Drinking Water System by the Department of Health and Human Service's Office of Drinking Water Division. On August 30, 2023, the Maine Public Utilities Commission initiated, pursuant to 35-A M.R.S. § 1303(2), a formal investigation into MRRA's water service operations at Brunswick Landing (Docket No. 2023-00209). This proceeding follows a summary investigation initiated in Docket No. 2023-00125,2 the scope of which was to determine whether there were grounds for further investigation into MRRA's water operations, particularly whether MRRA was operating its water system as a "public utility," as that term is defined under 35-A M.R.S. § 102(22). A final decision of the Commission had not been issued by December 31, 2023.

This year also marked MRRA's fourteenth year of operating a regional general aviation airport, which is becoming a great asset for the Midcoast region, with over 24,000 takeoffs and landings in 2023. Over a period of twelve years, MRRA received more than $33.4 million in grants from the Federal Aviation and MaineDOT to convert a military airfield into one of the state's largest general aviation

airports. Beginning in 2020, the airport was transferred into the FAA's competitive Discretionary Grant Program. This year the FAA approved the following grants:

FAA MAP 046 Pavement Markings	$230,200
FAA MAP 047 Snow Removal Equipment	$695,600
FAA MAP 048 Customs Feasibility Study (CDS)	$71,200
	$997,000

E. A listing of any property acquired by eminent domain under Sec. 13083-N

No property was acquired by MRRA through its powers of eminent domain.

F. A listing of any bonds issued during the fiscal year under Sec. 13083-I

MRRA did not issue any bonds during 2023. However, in 2020 entered into three debt instruments. MRRA was approached by two tenants requesting larger rental space; Starc Systems and Vivid Cloud Development Services (formerly Here Engineering). Starc Systems was interested in moving into the southern bay of Hangar 5, leasing approximately 50,000 square feet. MRRA and Starc came to an agreement that MRRA would borrow funds to provide tenant designed build to suit renovations of hangar 5. MRRA borrowed $350,000 on a five-year note from Mechanics Savings Bank at a rate of 4.72%. A loan agreement was signed in January of 2020 with an amortization schedule that began on April 16, 2020.

MRRA worked again with Mechanic Savings Bank to assist Vivid Cloud Development Services to expand its operations in Hangar 6 to a larger office area on the first floor. MRRA signed a ten-year Promissory Note on June 3, 2020, for $325,000 at an interest rate of 3.99%.

Both lease agreements state that if the tenant leaves, the tenant will be responsible for the balance of the principal due on the loan that MRRA signed.

On October 30, 2023, the MRRA Board of Trustees authorized the acceptance of the $831,368 of grant funding from Efficiency Maine Trust to purchase and install four direct current electric vehicle fast chargers at Brunswick Landing and authorize the leveraging of a loan up to $207,842 from Maine Community Bank to provide the local match for this project. MRRA had not closed on loan documents before December 31, 2023. The debt service would be retired through fees collected through credit card purchases at the point of sale.

On June 18, 2020, Brunswick Landing MHC USA, LLC, a partnership which is owned 99% by the Midcoast Regional Redevelopment Authority closed on the refinancing of debt with Bangor Savings Bank on the 79,600 square foot build to suit medical devise manufacturing facility for Molnlycke Healthcare USA with Norway Savings Bank following a request for bids from six Maine banks. Brunswick Landing MHC borrowed $7,714,311.17 on a note that will mature on March 18, 2033.

G. *A statement of the Authority's proposed and projected activities for the ensuing year*

Please find attached a copy of MRRA's current Business Plan. A new business plan for 2024 will be presented to the Board of Trustees at its February 28, 2024 meeting.

H. *Recommendations regarding further actions that may be suitable for achieving the purposes of this article.*

I would also like to express our concern and seek your support regarding a recent change in the revenue-sharing arrangement under the Job Tax Increment Financing program contained withing 5 MRSA 13083-S.1. Historically, MRRA has received 25% of income taxes paid by employees of businesses located at Brunswick Landing. This arrangement has been a crucial source of revenue for our organization, enabling us to carry out important community and economic development initiatives in the region. However, we were recently informed that the State of Maine has decided not to share this revenue with us for employees working from home for the businesses established at Brunswick Landing, resulting in a significant 66% reduction in our anticipated income.

We understand the need for fiscal responsibility and recognize that the state's priorities may shift over time. However, we believe it is essential to consider the broader economic impact of such decisions, especially in the context of the evolving nature of work, which increasingly involves remote and flexible arrangements.

The employees working from home continue to contribute to the economic vitality of Brunswick Landing, and their efforts have a positive impact on the community as a whole. These individuals are still an integral part of the Maine workforce, and we believe it is fair and equitable for the revenue-sharing agreement to encompass all employees, regardless of their physical work location.

We kindly request that the State of Maine reconsider its decision and reinstate the revenue-sharing arrangement for all employees, including those working from home. This adjustment is crucial for maintaining the financial stability of MRRA and ensuring that we can continue to support the economic growth and development of the Midcoast region.

One of the other areas that I intend on continuing to pursue is the development of a life science incubator center at Brunswick Landing and a partnership with the State of Maine will be critical to this effort. Life sciences are among the fastest-growing industries in Maine and play an increasingly important role in Maine's economy. This diverse industry contributes over 7,400 jobs to the state's economy, demands an average annual salary of $95,000, is responsible for over $1.5 billion to the state's GRP, and represents 5% of Maine's total exports. Over the last 5 years, life science job growth has shown a 14% increase, significantly outpacing the 4% job growth of all other industries in Maine combined and the data indicates these trends will continue in the years to come.

To assist in the growth of the life science industry, Maine needs to be able to support early stage and growth companies that are innovating in this sector. Companies focused on R&D and manufacturing need access to affordable lab space, equipment, funding, mentors, education, networking, and essential resources to allow them to commercialize life science discoveries.

Maine is geographically situated to be a prime location for life sciences, marine and ocean science research and development, and where the marine economy is ripe for expansion. Maine has an impressive concentration of world-class scientists producing cutting-edge bioscience discoveries at globally recognized research facilities including Jackson Laboratory, Mount Desert Island Biological Laboratory (MDIBL), Gulf of Maine Research Institute, Bigelow Laboratory for Ocean Sciences, Maine Health, the University of Maine, and the University of New England. With these companies as drivers, Maine is well positioned for continued growth and success in the life science sector.

The State of Maine will benefit from having a life science incubator center that can provide support and resources to bioscience companies looking to locate and grow in Maine. MRRA is in a unique position to help new biotech companies to the state.

The Master Reuse Plan for the Brunswick Landing calls for the development of centers of excellence for technology innovation, a live, work, play and educate environment, and to support smart growth principles. The Master Reuse Plan also identified the six predominant economic clusters (aviation, information technology, composite manufacturing, green and renewable technology, biotechnology and education) in the Midcoast which represented 45% of the total Midcoast economy. These clusters were shown to have higher location quotients than the state. Science, technology, and higher education was among the six economic clusters and a life science incubator aligns with MRRA's plan to work to support the growth of the science and technology sector.

Over the past year, MRRA has worked in concert with Maine Center for Entrepreneurs, Maine Bioscience Cluster Initiative, The Roux Institute, Maine DECD, Maine Technology Institute, SMRT, Consigli Construction, as well as several of our current bioscience and technology related tenants at TechPlace to begin to assemble a plan to design, fund, construct and operate a life science incubator center at Brunswick Landing. \ We look forward to working with the State of Maine as a critical partner in moving this project forward.

I. A description of the MRRA's progress toward achieving the goals set forth in Section 13083-G:

1. **Short-term goal.** Recover civilian job losses in the primary impact community resulting from the base closure; ***(Accomplished in 2015)***

2. **Intermediate goal.** Recover economic losses and total job losses in the primary impact community resulting from the base closure (estimated by the State Planning Office at $140 million);

   We have just started to review data this coming year and will evaluate how to best measure this metric against the State's impact analysis.

3. **Long-term goal.** Facilitate the maximum redevelopment of base properties (Reuse Master Plan estimated full build out potential of nearly 12,000 jobs).

Naval Air Station Brunswick employed 714 civilians at its Brunswick and Topsham sites at the time of the base closure announcement. After just 139 months from the official date of closing the base in May of 2011, there are over 2,405 individuals working at Brunswick Landing. The key to the success of the redevelopment effort is due, in large part, to the collaborative partnerships engaged in the effort, including, but certainly not limited to, you and the State of Maine, the Towns of Brunswick and

Topsham, multiple federal agencies, the U.S. Navy, the businesses and real estate community who have invested into the project, and many others.

Thank you for your continued interest and support of this important economic development project for the State of Maine, which has become a critical asset to growing our economy. I look forward to collaborating with you and your administration.

Sincerely,

Kristine M. Logan
Executive Director

cc. Heather Johnson, Commissioner, MaineDECD
Susan Gresser, Executive Director, Legislative Council
Joint Standing Committee on Labor, Commerce, Research and Economic Development
Brunswick Legislative Delegation
Brunswick Town Council
Topsham Board of Selectman
Julie Henze, Acting Brunswick Town Manager
Derek Scrapchansky, Topsham Town Manager
MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director, CFO, MRRA
Jamie Logan, *TechPlace* Director
Jake Levesque, Innovation and Development Director, MRRA