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January 13, 2021

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.

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,

Jeffrey K. Jordan

Jeffrey K. Jordan
Deputy Director

cc. Steven H. Levesque, Executive Director



January 13, 2021

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 (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 very detailed description of its powers and duties. The MRRRA Board held its first meeting on September 27, 2007 when the newly appointed Board of Trustees called to order its first meeting and hired Steven H. Levesque as its new Executive Director. 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 2020 that exceeded \$10,000 without first having solicited competitive bids with the exception of the following:

1. Four years ago, MRRA 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 2020, MRRA engaged the District in projects totaling \$31,307.74 for sewer repairs. This MOA allows MRRA 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 MRRA.
2. On June 30, 2018 MRRA laid off Marty McMahon as the full time Airport Manager in an effort to reduce the operational cost of the airport. At that time, MRRA negotiated a contract with Mr. McMahon to provide aviation consulting services to oversee the Federal Aviation Administration capital improvement grants being provide to the Brunswick Executive Airport Brunswick Airport Management, LLC. In 2020, Mr. McMahon went to work for the Navy and terminated the relationship. MRRA then negotiated an agreement with **FlightLevel Aviation**, our current fixed based operator for the airport to provide those services beginning May 1 of 2020. For calendar year 2020 MRRA paid FlightLevel Aviation \$52,754.88.
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, MRRA and Mr. Wright the owner of BLCC Maintenance LLC entered into discussions regarding the availability of that person to assist MRRA in maintaining its facilities. The proximity of the maintenance person, availability and hourly rates were determined to be of value to MRRA. In 2020, BLCC Maintenance was paid a total of \$20,231.38 for eleven 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 2020, MRRRA paid a total of \$105,000 to Sustainable Income.

5. Last year 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 \$12,271.
6. **Emily Dwinells** and Elise McGill were hired by MRRRA under a \$10,000 contract to identify small and medium sized enterprises in the “new space” or “space 2.0” economy that could be potential tenants at Brunswick Landing. Ms. Dwinells is the current Director of the Maine Space Grant Consortium and has specialized knowledge of market entry and commercialization of new technology, corporate finance, having been a management consultant in New York with Accenture Strategy. Her business partner, Elise McGill was the co-founder and Executive Vice President of New Space Strategy and Business Development at VALT Enterprises, a low-cost nanosatellite launch service that manufactures rocket propelled launch vehicles for commercial and government customers. These two brought specialized knowledge to our needs at Brunswick Landing.
7. In 2018, MRRRA began negotiations with Bob and Carmen Garver of Wicked Joe’s Coffee who were interested in buying the former Army Reserve building in Topsham. They had hired SiteLines to conduct a phase I environmental assessment of the property. During that process, Sitelines retained **Ransom Engineering** to conduct soil testing and analysis. That investigation turned up lead in the soil associated with the Navy’s historical maintenance on a water tower on the property. In negotiations with the Garvers led to an agreement that MRRRA would remove the lead contaminated soil and seek a voluntary response action program (VRAP) on the property. The purchaser had developed a confidence in the work of Sitelines and Ransom Engineering. MRRRA continued that relationship on completed the demolition of the water tower, soil remediation and VRAP.

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 \$500 to the Brunswick Naval Museum and Memorial Gardens.

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.

On February 19, 2020, the MRRA Board of Trustees adopted an amendment to the Purchasing Policy revising dollar amount thresholds for procurement strategies and added 13 new pages of procedures related to procurement requirements when using federal grant proceeds.

On June 24, the Board of Trustees adopted an amendment to the Purchasing Policy adding a notification to the Board requirement when procurements in excess of \$10,000 were not competitively bid and a record retention requirement. The Board also adopted on that date, an amendment to the Donations Policy requiring that donations can only be made from a Board authorized budget appropriation for donations and that the Board will be periodically informed of activity from that account.

I would also note that this week MRRA submitted an eight-page detailed narrative and financial report on the activities of MRRA for calendar year 2020 to Governor Janet T. Mills consistent with the requirements of 5 MRSA §13083-S.

Sincerely,


Steven H. Levesque
Executive Director

- cc. MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director, CFO
Kristine Logan, Deputy Director for Innovation and Development
Grant Pennoyer, Executive Director, Legislative Council

Midcoast Regional Redevelopment Authority
Report of Total Purchases by Vendor for Calendar Year 2020

Constellation Energy - 7157704	\$1,220,300.86	Utility vendor
CMP 3501-0969-208	\$639,101.81	Utility vendor
American Pavement Solutions, Inc.	\$594,836.90	FAA Grant Bid
Crooker Construction, LLC	\$347,439.56	FAA Grant Bid and Excavation Bid
Maine Natural Gas	\$315,957.42	Utility vendor
U.S. Treasurer	\$265,121.06	United States Navy payment for property
Brunswick & Topsham Water District	\$237,002.28	Utility vendor
Hoyle Tanner & Associates, Inc.	\$141,255.85	FAA Grant Bid
Pegasus Solar, LLC	\$130,868.61	See attached explanation
Enterprise Electric, Inc.	\$125,522.58	Exterior electric vendor bid
New England Utility Constructors, Inc.	\$109,447.96	Snowplow Bid
Sustainable Income, LLC	\$105,000.00	See attached explanation
Maine Municipal Employees Health Trust	\$103,118.42	Health Insurance Bid
Village Green Ventures	\$97,484.26	Power purchase agreement
Thayer Corporation	\$80,937.12	HVAC Bid
Sebago Technics, Inc	\$72,378.63	OEA Land Use Grant Bid
FlightLevel Aviation, LLC	\$52,754.88	See attached explanation
Wright-Pierce Engineering	\$45,525.91	Engineering Bid
Treasurer, State of Maine.	\$39,676.89	Maine State Sales Tax
Costello Dismantling Company, Inc	\$37,480.00	Water Tower Demolition Bid
Brunswick Sewer District	\$37,365.72	Utility vendor
Town of Brunswick	\$35,169.42	Connector Road and Property Taxes
Ransom Consulting, Inc.	\$28,738.64	See attached explanation
Compass Technology Managers	\$26,185.96	IT Bid
DeLyra Cleaning Service	\$23,332.08	Cleaning Service Bid
BLCC Maintenance, LLC	\$20,231.38	See attached explanation
Drummond Woodsum	\$18,367.86	Legal Services Bid
Mechanics Savings Bank	\$15,574.66	Bank Investment Bid
Umbrella Entertainment Group	\$13,750.00	Airshow Management Bid
Bath Savings Institution	\$12,596.07	initial banking
Ehrlich	\$12,271.00	Vegetation Mgt. Bid
Eastern Fire Services, Inc.	\$11,442.13	Fire Alarm Bid
Dead River Co.	\$10,769.12	Used Navy's vendor
Emily Dwinells	\$10,000.00	New Space Development Strategy