

January 4, 2023



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, 2022

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 and even in the most unusual and challenging year given the impact of the coronavirus. 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 **126 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 **2,530 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. In addition, the L.L. Bean project at Brunswick Landing has resulted in the creation of approximately seventy-five new jobs at the off-site Brunswick manufacturing facility bringing the **total employment to over 2,700**.
- ❑ 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 sales revenue. Using that ratio, the **estimated personal income at Brunswick is \$97.6 million and close to \$1 billion in sales**.

- ❑ TechPlace, our new technology business incubator, is home to **39 early-stage technology businesses, with 106 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.
- ❑ Over **\$500 million of private sector investment** has been made along with **\$74.6 million in public sector investment** in the redevelopment effort.
- ❑ Over **\$252,868,782 in new taxable property valuation** has been added to the property tax rolls in the Town of Brunswick and **\$5,946,400 in Topsham**, generating new property tax revenues for FY 2023 in Brunswick of \$5,484,724 and \$85,747 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 1,949.61 of the 2,257.92 acres we are slated to receive through deed transfer or Lease in Furtherance of Conveyance. MRRA has now received 963.99 (76.8%) of the 1,255.32 acres of the non-airport property and 985.62 (98.3%) of the 1,002.6 acres of airport land. The Navy did not transfer any land or buildings to MRRA in 2022.
- ❑ Since 2011, MRRA has sold fifty-three buildings and 630.75 acres of land to twenty-one private sector developers and several individual businesses for active redevelopment purposes. MRRA did not sell any buildings in 2022. **This year MRRA sold a total of 110.66 acres** - 105.33 acres to the Town of Brunswick for open space on the west side, 2.60 acres to Holman Homes and 2.73 acres to Williwaw Brewing LLC (Bath Brewing).
- ❑ MRRA currently has 12 direct tenants renting 159,526 square feet in 13 EDC acquired buildings and 2 buildings MRRA built.
- ❑ MRRA has another 511,286 square feet of building space under lease to 43 airport tenants in ten PBC acquired buildings and two other hangar buildings MRRA built and 4 other tenants leasing land area.
- ❑ Kristine Logan, MRRA's new Executive Director was identified as one of six women statewide to watch as an up-and-coming leader by *MaineBiz* magazine.
- ❑ Eighteen commercial and industrial buildings comprising of 276,235 square feet have been constructed at Brunswick Landing. This year Jones Street Investment Partners received \$36 million in financing and approval from the Town of Brunswick to construct a 181 multifamily housing project, Liberty Commons, at Brunswick Landing. Construction has begun on the first of nine four story apartment buildings with a 2024 expected completion. Brunswick Landing Ventures also received approval to construct 85 single family homes on campus.



- ❑ This year's **flight operations have totaled 25,880 a 2.3% increase from 2021**. Along with the increased operations comes increased fuel sales. FlightLevel Aviation the Fixed Base Operator (FBO) sold 400,000 gallons in 2021 and has sold 350,000 gallons in 2022. The difference being the Great State of Maine airshow in 2021. Without an airshow in 2022 the FBO fuel sales increased by 6% factoring in the airshow fuel difference. The increase in flight operations and fuel sales have several contributing factors. Three 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.
- ❑ **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 funded the reconstruction of the Woodland Pump Station. When completed this new pump station will be transferred to the Brunswick Sewer District.
- ❑ 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.

A. Description of the Authority's Operations

The year 2022 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 and aerospace, clean technology, composites, information technology, biotechnology, and education.

The Midcoast Regional Redevelopment Authority reached a number of important milestones in 2022. Consistent with MRRA's adopted **2022 Strategic Business Plan for Brunswick Landing and Topsham Commerce Park**, this past year's performance on those objectives includes the following accomplishments:

In 2022, MRRA signed the following new leases:

- ❖ Bowdoin College
- ❖ Brunswick Landing Ventures, LLC
- ❖ Dimillo's Yacht Service
- ❖ Fwego
- ❖ Great Island Boat
- ❖ Jaiden Landscaping, Inc.
- ❖ JSIP Pegasus Brunswick Landing, LLC
- ❖ Midcoast Functional Training
- ❖ Northeastern University
- ❖ PNL Aviation
- ❖ Prime Lightworks, Inc.
- ❖ Resource Systems Engineering, Inc,
- ❖ Town of Brunswick
- ❖ Willie C. & Sons Landscaping, LLC

New leases signed this year in TechPlace include:

- ❖ GHG Underground, LLC
- ❖ Healer Com.
- ❖ HoundBio, Inc.
- ❖ Lean East
- ❖ Libellula
- ❖ Maine Space Grant Consortium
- ❖ Ocean Farm Supply
- ❖ Prime Lightworks
- ❖ Tern UAS

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 \$553,500 from the Federal Aviation Administration and a local match of \$30,700 from the Maine Department of Transportation:

FAA - Taxiway A Improvements AIP 043	\$182,400
FAA AWOS III Installation AIP 044	\$371,200
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	\$553,500

- ❑ Mijksenaar, the wayfinding consultant MRRRA hired to update campus signage completed its vehicular and pedestrian wayfinding study. Funds were included in the FY 2023 Capital Improvement Plan to being implementation.
- ❑ With a grant from the Maine Department of Transportation MRRRA issued an RFP for design and engineering work on the planned Allagash bike/ped pathway. Gorrill Palmer was selected and began work on design.
- ❑ This year, MRRRA received offers and signed purchase and sale agreements on lots 59, 62, 63, 64, 65 and 67 containing 27.3 acres valued at more than \$2.5 million.
- ❑ On March 2, the Executive Committee approved an award of bid to Newtility, a Brunswick Maine engineering firm focused on providing electrical systems integration and engineering services for renewable and distributed energy projects. MRRRA has retained Newtility to prepare a smart grid/micro grid strategic plan.
- ❑ On May 3, 2019, MRRRA received a \$150,000 grant from the Office of Local Defense Community Cooperation (formerly the Office of Economic Adjustment) within the Defense Department to develop a reuse plan for the 148 acres of EDC land MRRRA received from the Navy when Bowdoin College abdicated its educational conveyance. MRRRA and its consultants, Sebago Technics developed two alternative mixed-use plans that included single and multiple family residential uses at various densities, affordable housing and open space plans. When presented to the Brunswick Town Council in December of 2020, the Council expressed its interest in purchasing the entire parcel to be held for open space. The property was transferred to the Town on March 2, 2022.
- ❑ On March 16, 2021, the Office of Local Defense Cooperation (formerly the Office of Economic Adjustment) agreed to a MRRRA proposed change in the scope of work for the \$50,000 OEA grant, CL0608-18-11 (December 19, 2017 grant), that was to support MRRRA's understanding of PFOS/PFOA issues at Brunswick Landing to a scope of work that would assist MRRRA in evaluating management options of the Picnic Pond sedimentation and treatment system at Brunswick Landing. The Picnic Pond Plan was completed on June 9.

- ❑ This year, Vivid Cloud, a graduate of TechPlace completed the construction of a 20,000 square foot corporate headquarters on Admiral Fitch Avenue and Martin's Point Healthcare opened a new 55,000 square foot professional medical office building on Bath Road. Gravier Homes completed the construction of 108 new apartment units, also on Admiral Fitch Avenue.
- ❑ Remediation of the former Picnic Pond stormwater retention system began this fall and will be completed by mid-2023. The plan is to remove the impacted sediments in the Picnic Pond and not leave any contamination behind so the area would be available for Unlimited Use, Unrestricted Exposure (UU/UE).
- ❑ While MRRA was successful in its request for federal earmark funds for the design and engineering costs for a Custom's facility at Brunswick Executive Airport last year, we learned that construction dollars would not be forthcoming.
- ❑ The University of Maine at Augusta and MRRA partnered in a successful \$400,000 Congressional Direct Spending Earmark to establish the state's first FAA certified Aircraft Maintenance Technician School which will be housed in Hangar 6.
- ❑ MRRA partnered with the Brunswick Topsham Water District in a successful \$40,000 grant from the Maine Drinking Water Program to evaluate the condition and investment needs in the potable water distribution system at Brunswick Landing to afford the ultimate goal of transferring the system to the District.
- ❑ Partnered with the Town of Brunswick and Western Maine Transportation to bring the *Brunswick Link* bus service to Brunswick Landing.
- ❑ This year, MRRA adopted the following policies – Grants Management and Administration Policy, a Business Continuity Plan, Emergency Action Plan, Optional Work From Home Policy and Sick Leave Bank Policy.
- ❑ This year, MRRA implemented Governmental Accounting Standards Board (GASB) Policy 87, a major change in how governmental entities now track leases. GASB 87 requires that a lessor will recognize a receivable measured at the present value of the lease payments expected for the lease term and a deferred inflow of resources measured at the value of the lease receivable plus any payments received at or prior to the beginning of the lease that relate to future periods.
- ❑ Jenna Muzzy was hired as the new Deputy Director for Innovation and Development. Jenna most recently worked for Central Maine Power Company as a Manager of its Distributed Generation Program leading a team to interconnect electrical generation projects onto CMP's grid. She has strong project management and analytical skills.
- ❑ Marissa Edens was transitioned from a twenty hour per week Administrative Assistant at TechPlace into a full-time position in the same role.
- ❑ On boarded a new TechShop Manager, Brian Mulligan, former employee of MaineDECD.

- ❑ Following a three-year contract with Constellation Energy for electrical supply at \$0.052 per kilowatt hour, MRRRA solicited bids and signed a new three-year agreement in November with NextEra Energy for \$0.127 per kilowatt hour.
- ❑ On October 26, 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, 2022. Also, please find attached a copy of the audited Financial Statements for the period ending June 30, 2022. 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, 2022. MRRRA received an unmodified (clean audit) opinion letter for a fifteenth consecutive year.

It should be noted that MRRRA does not receive a state appropriation as part of the General Fund Budget. MRRRA's funds come from revenues from property sales, leases, common area maintenance charges and utility customers. MRRRA also received this year \$333,403.93 from the BNAS Job Tax Increment Financing Fund from the State of Maine.

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 MRRRA 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 MRRRA signed the airport Public Benefit Conveyance (PBC) Agreement for 992.2 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, 2021, MRRRA has received a total of 985.62 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. MRRRA 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. The Navy did not transfer any PBC property in 2022.

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 through 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 963.99 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 \$8,869,026.98.

This year, MRRA sold 105.33 acres to the Town of Brunswick on the west side for open space. MRRA also sold 2.60 acres to Holman Homes and 2.73 acres to Williwaw Brewing, LLC (Bath Brewing).

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. MRRA also filed its Terms and Conditions for a portable water distribution system with the Maine Public Utilities Commission.

This year also marked MRRA's thirteenth year of operating a regional general aviation airport, which is becoming a great asset for the Midcoast region, with over 25,880 takeoffs and landings in 2022. Over a period of eleven 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 - Taxiway A Improvements AIP 043	\$182,400
FAA AWOS III Installation AIP 044	\$371,200
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	\$553,500

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

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

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

MRRRA did not issue any bonds during 2022. However, in 2020 entered into three debt instruments. MRRRA 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. MRRRA and Starc came to an agreement that MRRRA would borrow funds to provide tenant designed build to suit renovations of hangar 5. MRRRA 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.

MRRRA 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. MRRRA 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 MRRRA signed.

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 MRRRA's current Business Plan. A new business plan for 2023 will be presented to the Board of Trustees at its February 22, 2023 meeting.

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

One of the 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. The MRRRA is in a unique position to help new biotech companies to the state. Due to the 2005 closure of the former Naval Air Station Brunswick, the local LRA's created a Master Reuse Plan for the property which 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 MRRRA's plan to work to support the growth of the science and technology sector.

Over the past year, MRRRA has worked in concert with Maine Center for Entrepreneurs, Maine Bioscience Cluster Initiative, The Roux Institute, Maine DECD, Maine Technology Institute, the Economic Development Administration within the Department of Commerce, 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. An EDA ARPA Economic Adjustment Assistance (ARPA EAA) program grant funded at 80% may provide a major portion of funding to make this vision possible for a 2023 project. 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 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 127 months from the official date of closing the base in May of 2011, there are over 2,623 individuals working at Brunswick Landing; up from 2,528 last year. 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 working 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
John Eldridge, Brunswick Town Manager
Derek Scrapchansky, Topsham Town Manager
MRRA Board of Trustees
Jeffrey K. Jordan, Deputy Director, CFO, MRRA
Jenna Muzzy, Deputy Director for Innovation and Development, MRRA
Jamie Logan, TechPlace Director