MRRA/E2Tech forum

Accelerating an Innovative & Renewable Future.”
Implement the Reuse Master Plans for NASB and Topsham Annex

Manage the transition of base properties from military to civilian uses

Redevelop former base properties to create new high quality jobs

Actively engage the private sector in the redevelopment effort
MRRA Redevelopment Goals

- **Short-term goal:** Recover direct civilian job losses resulting from the base closure (700 jobs)

- **Intermediate goal:** Recover economic losses and total job losses in the primary impact community resulting from the base closure ($140 million in payroll)

- **Long-term goal:** Facilitate the maximum redevelopment of base properties (12,000+ jobs)
A science and technology park in a campus environment
Centers of excellence in advanced technologies
Regional Executive Airport
Quality business-focused educational facilities
Renewable Energy development
Smart Growth focus
Affordable housing opportunities
Open space and outdoor recreation opportunities
Reuse Master Plan – NAS Brunswick
Opportunities for high quality job creation in:

- Aviation and Aerospace
- Energy
- Composite Technologies
- Information Technology
- Biotechnology and Biomed
- Education
  - Key to successful business development
  - Industry driven curriculum
  - SMCC, UMaine
Targeted Industries

Targeted Industry Sectors as percentage of leased space

<table>
<thead>
<tr>
<th>Targeted Industry Sector</th>
<th>Percent of available leased space</th>
<th>Square footage</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biomed/BioTech</td>
<td>14.1%</td>
<td>79,000</td>
<td>559,769</td>
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<tr>
<td>Aviation/Aerospace</td>
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<td>Composites</td>
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<td>Education</td>
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<tr>
<td>Non-specified</td>
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Brunswick Landing Renewable Energy Center

- Reuse Master Plan calls for:
  - Developing a renewable energy center at Brunswick Landing, focusing on clean tech industries that have potential to put Brunswick Landing at epicenter of the emerging clean energy market
- Maine is already building a strong base of renewable energy businesses
- The creation of a Renewable Energy Center will:
  - Establish and grow a new clean technology cluster around renewable energy
  - Develop and deploy lower cost, “green” energy sources for the property (competitive advantage) on our own “smart” microgrid
The Renewable Energy Center is envisioned to be:

- Center of Excellence for clean technology research, development and demonstration
- World-renowned living laboratory for integrated R&D, manufacturing, and operation of “next generation” clean technologies
- Place where new energy technologies can “plug and play” on our grid

The Renewable Energy Center will be designed to:

- Attract clean technology businesses
- Make Brunswick a national center for clean technology
- Create new and sustainable cleantech job opportunities
Existing utility infrastructure will support a Renewable Energy Center

NREL has identified viable renewable energy generation technologies

From NREL’s analysis: The potential exists for Brunswick Landing to become one of the first Net Zero developments in the country.

Brunswick Renewable Energy Center can attract clean technology businesses, grow a national center for clean tech, and create new and sustainable “green” jobs

MRRA has several exciting energy business ventures
MRRA is establishing “TechPlace” a Science and Technology Business Accelerator

- Promote new small technology business development
- Support the business clusters of aerospace, advanced materials, biotech/biomed, energy and information services technologies
Major Accomplishments

- Reuse Master Plans for Brunswick and Topsham (December 2007)
- Homeless Assistance Plan approved by HUD (2008)
- Brunswick and Topsham Zoning Ordinances (2008)
- Base Housing Disposition Strategy
- (Brunswick) Environmental Impact Statement and (Topsham) Environmental Assessment (2010)
- Public Benefit Conveyance (PBC) for Airport (998 acres) (March, 2011)
  - Received 935 acres to date
- Opened Brunswick Executive Airport (April, 2011)
- Negotiated Economic Development Conveyance (EDC) for base parcels (1098 acres) (September 2011)
  - Received 722 acres to date
BUILDING SPACE: WHO OWNS WHAT

Total: 1,510,614 sq.ft.
Since NAS Brunswick Closed in May of 2011:

- MRRA has received over 1,650 acres of property conveyances to date (80% of total).
  - Over 1.1 million sf of buildings
- MRRA established fully operational regional airport.
- SMCC established a vibrant & growing community college campus (with UMaine partnership).
- 35 entities call Brunswick Landing home (580,000 sf under lease). Exceeds regional absorption rate by 3x.
  - In process of creating over 750 jobs
- Constructed new 79,000 sf manufacturing facility (Mölnlycke Health Care).
- Over $100 million in private investments to date.
- MRRA sold over 300 acres of land and 26 buildings to private developers for business uses.
- Received designation as a Foreign Trade Zone.
- MRRA paid over $25 million in contracts in 2011-13
- MRRA is one of the largest taxpayer in Brunswick; paying over $684,000 in property taxes to the Town of Brunswick on behalf of businesses at Brunswick Landing this fiscal year.
Conclusion

- Redevelopment of former military installations is a long, tedious expensive and complex process. It is a marathon not a sprint!
- While still are very early in the process, the Redevelopment of NAS Brunswick is proceeding ahead of schedule.
- The NASB reuse effort is far outpacing other 2005 BRAC facilities around the country.
- The annual lease absorption rates at Brunswick Landing are outpacing the region by a factor of 3x.
The ability of NAS Brunswick to effectively and rapidly achieve its reuse goals is dependent on several key factors:

- The condition of the national and state economies;
- The availability of the financial resources needed to re-purpose the properties and improve and maintain the infrastructure; and
- The level of federal, state, community and public support for the redevelopment effort!
Thank You