



2021 Public Policy Update

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Meeting the 130th Legislature. . . from afar

Senate



President Troy Jackson

21 Democrats, 13 Republicans
1 empty seat

- Majority Leader: Nate Libby
- Assistant Majority Leader: Eloise Vitelli
- Minority Leader: Jeff Timberlake
- Assistant Minority Leader: Matt Pouliot

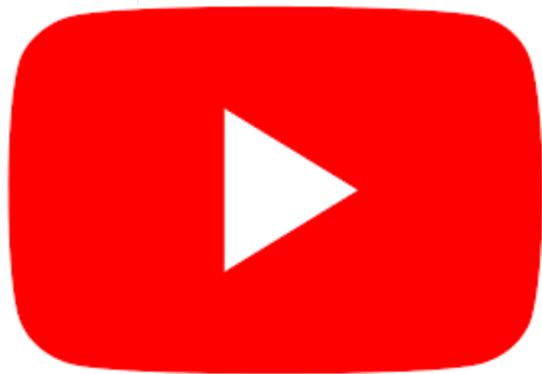


Speaker Ryan Fecteau

80 Democrats, 66 Republicans, 4 Independents,
1 Libertarian, 3 nonvoting Tribal Representatives

- Majority Leader: Michelle Dunphy
- Assistant Majority Leader: Rachel Talbot Ross
- Minority Leader: Kathleen Dillingham
- Assistant Minority Leader: Joel Stetkis

Participating During a Pandemic

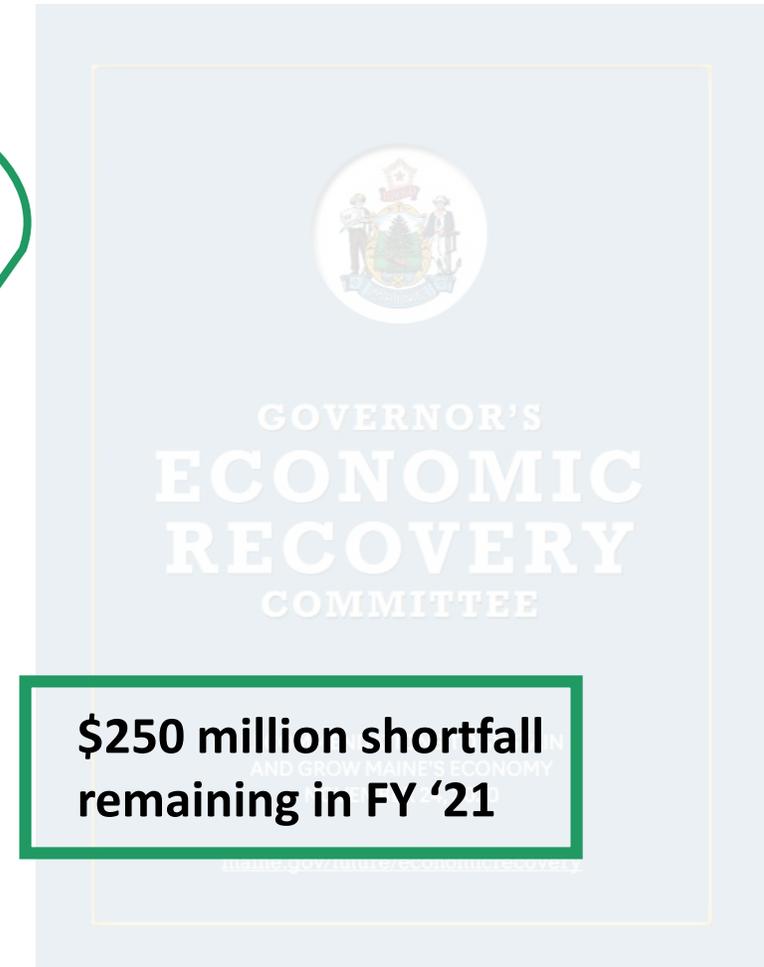
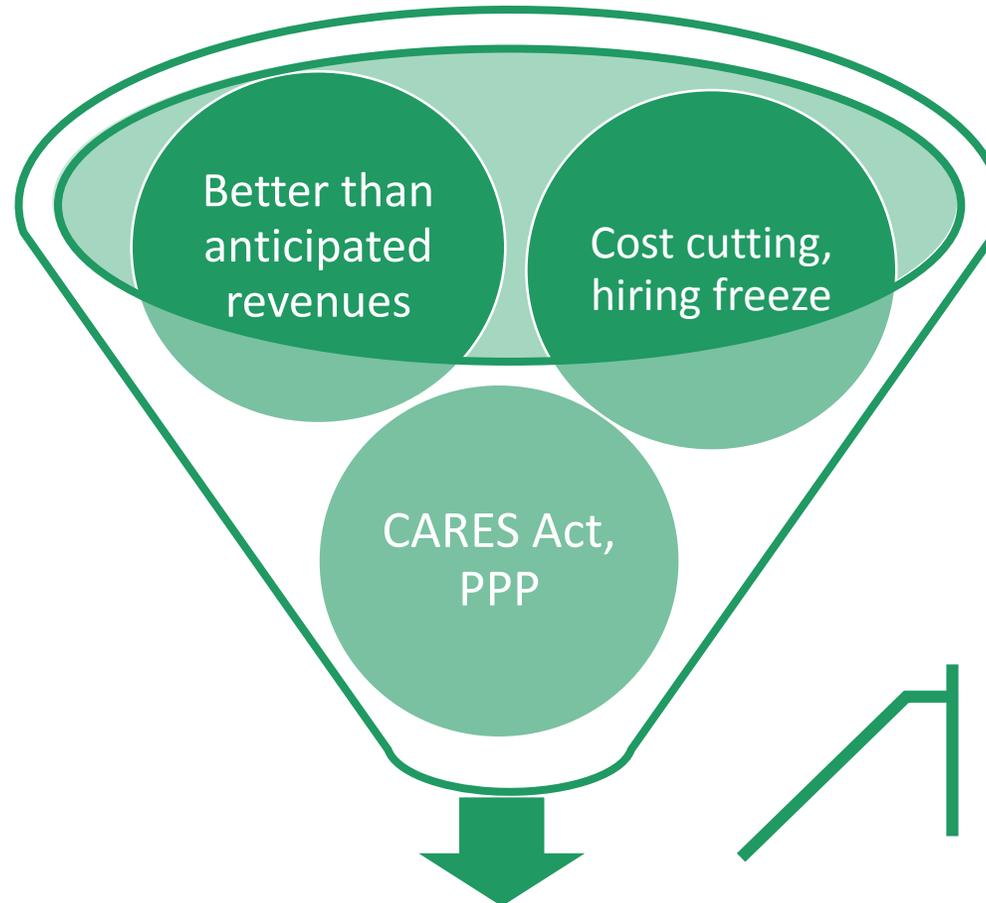


- ❖ State House remains closed
- ❖ Committee hearings, work sessions to be broadcast on the Maine Legislature's YouTube Channel
- ❖ Testimony, work session participation via Zoom
- ❖ House, Senate meeting schedule and location uncertain

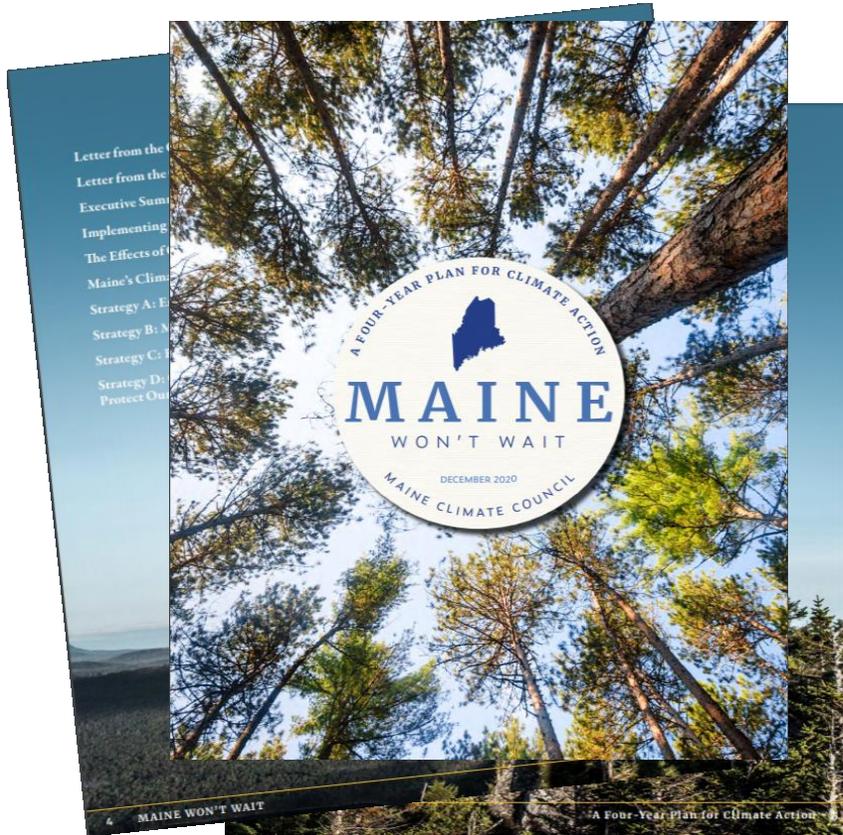
Economic Recovery, Budget Gap

Economic Recovery Committee Report

- INNOVATION & ENTREPRENEURSHIP
- TALENT DEVELOPMENT & TALENT ATTRACTION
- BROADBAND / INTERNET ACCESS
- EARLY CARE AND EDUCATION SUPPORTS
- STRUCTURAL INEQUITIES
- RECOMMENDED INVESTMENTS



Climate Council Recommendations



Strategies to Reduce Greenhouse Gas Emissions

A: Embrace the Future of Transportation in Maine

B: Modernize Maine's Buildings

C: Reduce Carbon Emissions in Energy and Industrial Sectors

D: Grow Maine's Clean-Energy Economy and Protect our Natural Resource Industries

E: Protect Maine's Environment

F: Build Healthy and Resilient Communities

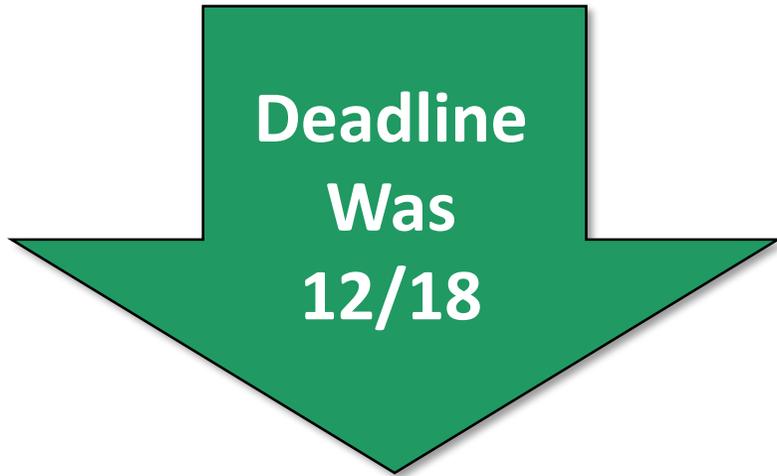
G: Invest in Climate-Ready Infrastructure

H: Engage with Maine People and Communities

By 2024, develop a long-term plan to phase-in modern, energy efficient building codes to reach net zero carbon emissions for new construction in Maine by 2035.

Develop and implement updated land-use regulations, laws, and practices by 2024 in order to enhance community resilience to flooding and other climate impacts.

Bills for Consideration in the 130th



≈ 1,600 bills submitted by legislators

Statutory adjournment date:
June 16, 2021

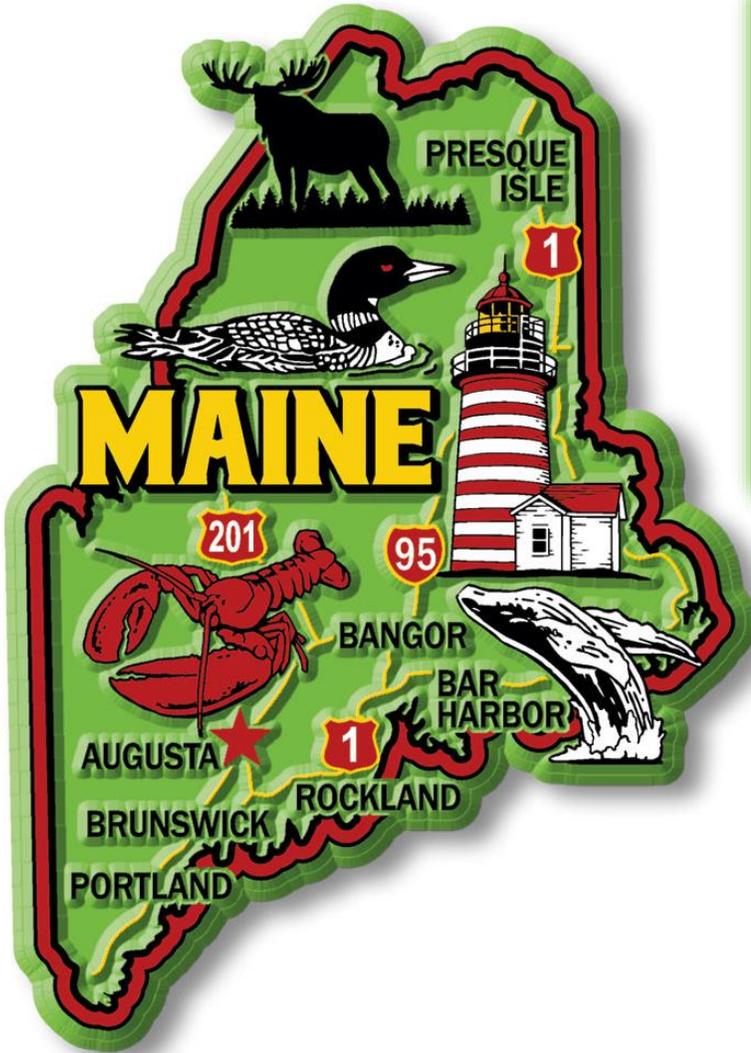
Deadline for passage of the 2022/2023 Biennial Budget:
June 30, 2021



≈ 450 bills submitted by Agencies/
Governor



Advocacy



Public Policy Committee

Advocacy on statewide policy matters, including legislation, regulation, and statewide citizen initiatives.

Local Issues Committee

Advocacy on municipal matters, including ordinances, land use planning, and citizen-initiated ordinances.

MEREDA Public Policy Committee

MEREDA's Mission Statement

- Promote an environment for responsible development and ownership of real estate throughout the state.

Public Policy Committee Guiding Principle

- Pursue a more fair, predictable, and practical policy environment.



MEREDA Public Policy Committee

2021 Co-Chairs

Paul Peck

Drummond and Drummond

Tiffany Dembowski

**Chicago, Commonwealth &
Fidelity Title Insurance
Companies**

Meets every other Monday to:

- ❖ Review new legislation.
- ❖ Consider action steps on bills of interest or concern.
- ❖ Strategically initiate legislation.
- ❖ Coordinate and participate with other stakeholders.
- ❖ Shape MEREDA testimony on key legislation.





Past Legislative Achievements

2011
LD 322
Informed
Growth Act

2013
LD 695
Modifies
Site Law
Permits

2015
LD 395
Grandfathers
Stormwater
Systems

2016
LD 775
Expedites
Judicial
Review

2017
LD 805
Simplifies
Subdivision
Review

2017
LD 1381
Defines
Municipal
Land Use
Final
Decision

2020
LD 2047
Extends ME
Historic Tax
Credit

KEY

Initiated by MEREDA

Coalition Effort



2020 Advocacy

**Supported State Affordable Housing Tax Credit
LD 1645,
Public Law 2019, c. 555**

**Ad-hoc group of MEREDA
members provided written
feedback to Climate Council**

**Opposed Portland Ballot
Initiatives**

**Supported C-PACE
Legislation**



2021 Advocacy

Proactive

Bill submitted by the Maine Historic Tax Credit Coalition (including MEREDA)

An Act to Reduce Greenhouse Gas Emissions and Promote Weatherization in the Buildings Sector by Extending the Sunset Date for the Maine Historic Rehabilitation Tax Credit

Sponsored by Senator Nate Libby of Lewiston

Reactive

Housing and Housing Bonds

Climate Action

SLODA

Working Waterfront

Short-term Rentals

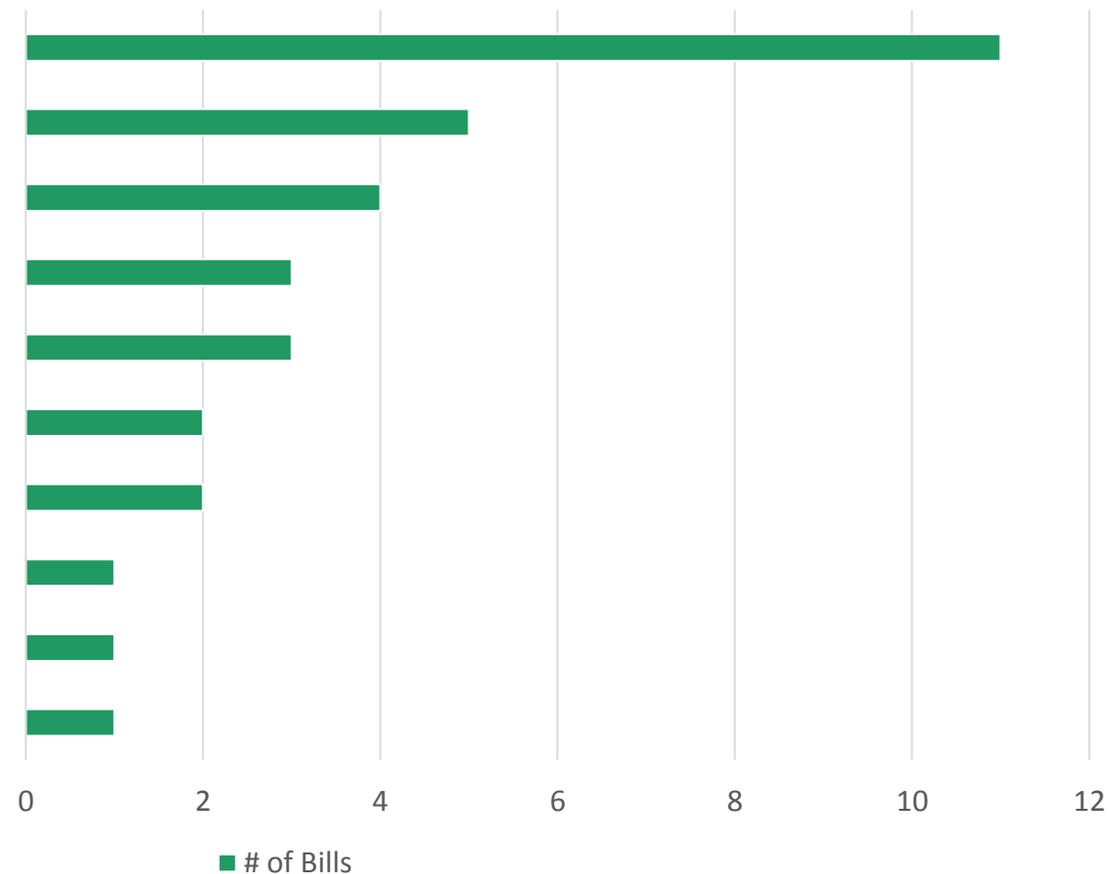
Green Financing

DEP Fees, Procedures

Real Estate Transfer Tax

Private Roads

Abandoned Roads



Local Issues Committee

Chair: Tom Schoening, Drummond and Drummond

Focus on municipal-level policy matters:

- Zoning changes or proposals
- Citizen-initiated ordinance proposals
- Land use planning
- Climate action, resiliency planning

Next Meeting: Thursday, February 4, 2021





Local Issues Advocacy

STOPPED!



South Portland

Successfully advocated against a proposed development moratorium

AMENDED!



Portland

Worked with YIMBY Portland to successfully advocate for more flexible ADU rules

ONGOING



Portland and South Portland

Engagement with report; potential ordinances

Portland – Politics NOT as Usual



Green New Deal



One Climate Future



Rent Control



What's Next?

Visit MEREDA.org for
your copy today!

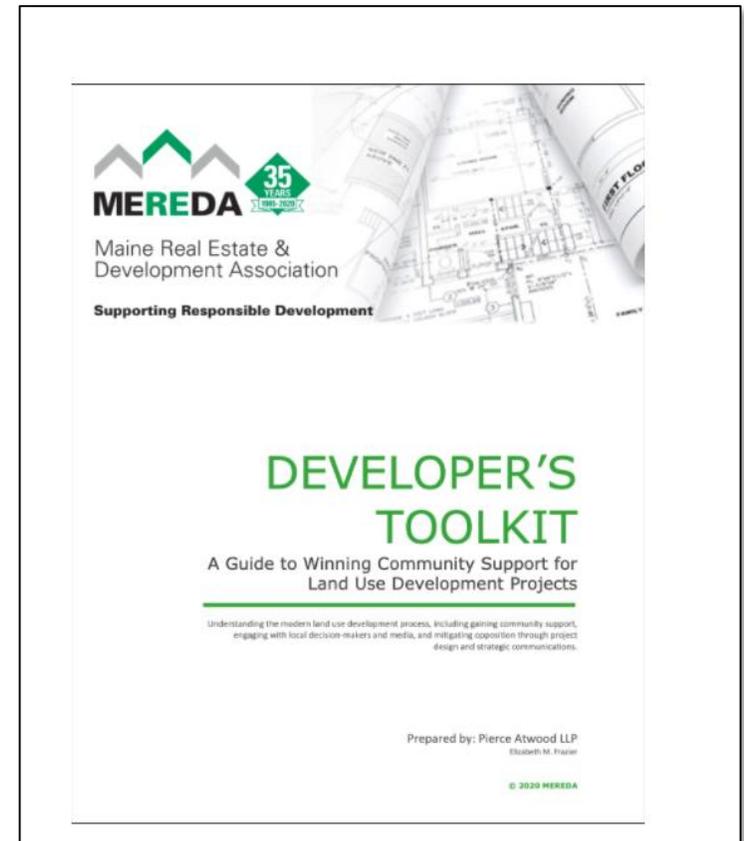


MEREDA

Developer's Toolkit

Helping developers learn how to...

- Scope the Project
- Understand Local Approval Processes
 - Communicate with Stakeholders
 - Effectively Manage Opposition
- Present the Project to Decision-Makers and Media
 - **And more!!**



Thank you!



MEREDA