



Maine Real Estate &  
Development Association

Supporting Responsible Development



# MEREDA News Bulletin

April 2024

## WELCOME to the Latest Edition of MEREDA's Online Newsletter

### Signature Event Update

February 29, 2024

### Public Policy Update

The MEREDA Public Policy Committee continues to remain diligent in protecting its members' interests.

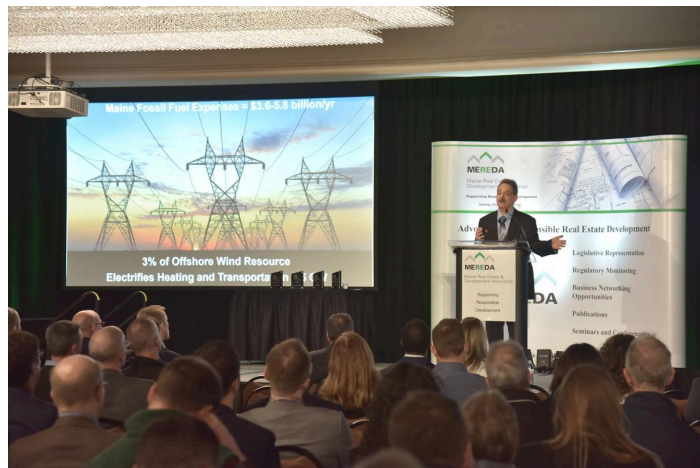
Check out our Legislative update below.

### MEREDA Proudly Announces Annual Award Recipients

MEREDA recognizes three remarkable individuals and a Joint Select Committee for their contributions to real estate development in Maine.

### Listen UP!

Have you heard the *MEREDA Matters* Podcast?



MEREDA is excited to bring you the **April 2024 Edition** of its online newsletter. This one is typically one of our largest issues, so let's jump right in!

We are happy to announce that **MEREDA's 2024 Forecast Conference & Member Showcase** was a great success! The event had over 800 industry professionals come together to learn about the health and future of Maine's real estate economy.

We hope you will visit our website to view copies of all the [conference presentations](#) and watch this year's [Awards Video](#).

In this issue, we will bring you up to speed on MEREDA's advocacy efforts as our Public Policy Committee continues to stay engaged on critical matters impacting our members.

### LANES SOLD OUT!

MEREDA's "Strikes for Scholars"  
Bowl-a-Thon Fundraiser  
is on May 2nd!

### Register Today!

2024 Annual Spring Conference:  
Penciling the Future

May 15, 2024

We also have a number of exciting upcoming events that we hope you will find of interest. Visit our website for more information and to register.

Thank you for continuing to support our important work with your membership. We remain committed to maintaining our influence and effectively advocating on our members' behalf.

Sincerely,

Shelly R. Clark  
Executive Director

## MEREDA's Annual Forecast Conference & Member Showcase

On Thursday, February 29th, over 800 of Maine's real estate and development professionals gathered at the Holiday Inn By the Bay to learn about the latest trends and predictions for the real estate economy at the Maine Real Estate & Development Association's (MEREDA's) Forecast Conference and Member Showcase.



"The Forecast Conference is an opportunity for us real estate professionals to learn from each other and discuss the important issues in our industry and our state," shares MEREDA President Craig Young. "With thought-provoking speakers like Dr. Habib Dagher and in-depth analysis from industry experts, it's an energizing day full of important conversations!" [Read more >>>](#)

*Presentation materials and videos from the day can be found [here](#).*

*Photos from the event can be found [here](#).*



### Mark your Calendar for 2025!

**February 27, 2025**

Holiday Inn By the Bay  
88 Spring Street  
Portland, ME

### Thank you to our Event Sponsors!

Quite simply, we cannot host these types of events without the support of our members!  
**Thank you!!**



## MEREDA Presents Annual Recognition Awards



### MEREDA Recognizes Contributions to Real Estate Development and Policy in Maine in Award Ceremony

On February 29, 2024, MEREDA recognized three remarkable individuals and a Joint Select Committee for their significant and lasting contributions to real estate development in the state of Maine. The awards were presented at this year's Forecast Conference at the Holiday Inn By the Bay, which was attended by over 800 real estate professionals. [Read more >>>](#)

Click [here](#) to watch the awards ceremony.

***Congratulations to all of our Award Recipients!***  
*MEREDA appreciates each and every one of you!*



MEREDA Executive Director, Shelly R. Clark, MEREDA President, Craig Young, Kevin Bunker, Matthew Pitzer, Gary Vogel, and Senator Matt Pouliot on behalf of the Joint Select Committee on Housing.

## Public Policy Update

**MEREDA's Public Policy Committee continues to stay engaged on critical matters impacting our members.**

### **LD 772, Bill to Improve Permitting Predictability, Heads to Governor for Final Approval**

LD 772, An Act to Limit Retroactive Application of Land Use Ordinances to Pending Permit Applications that Propose Housing, has been finally enacted in the House and Senate and is now headed to Governor Mills' desk for her final approval. We expect the Governor will sign the bill into law, and the law will take effect 90 days from the date of adjournment of the Second Regular Session of the 131st Legislature (likely sometime in mid-late July).



- LD 772 will improve permitting predictability in Maine by **prohibiting a municipality from enacting a retroactive ordinance that would apply to a pending land use application.** Once an application has been deemed complete, it will be reviewed based on the land use ordinances and rules in place at that time.
- As a final compromise to get the bill over the line, MEREDA agreed to a requirement that the land use project **must have a housing component.**
- Housing creators and advocates, land use planners, and community planning organizations can now **rely upon land use planning**, including the goals set forth in the comprehensive plan. The comprehensive plan and ordinance approval processes involve significant public input, and parties should be able to rely on those efforts.

MEREDA identified a need to address retroactive ordinances following the defeat of a planned 900-unit project in Kittery in 2022. That project, like others, have fallen prey to empowered NIMBYs seeking to limit housing creation. This policy loophole ignores the state's interest in protecting and promoting land use planning to encourage certain municipal activities, including housing creation.

In 2011, MEREDA worked to improve predictability by establishing a cut-off date by which an issued permit could not be modified or nullified by retroactive action. That provision, at 30-A MRSA §3007(6).

This year, MEREDA is proud to have led the effort to close the loophole altogether and ensure the predictability of land use planning.

MEREDA wishes to thank Senator Matt Pouliot for his steadfast efforts and sponsorship of this bill. We also thank and appreciate the work of the housing committee for its efforts to advance housing policy in Maine that is fair, practical, and predictable – mirroring MEREDA’s own guiding principles.

### **Joint Select Committee on Housing Recommends Permanent Joint Standing Committee on Housing**

The Joint Select Committee (JSC) on Housing will dissolve when the 131st Legislature adjourns. However, so much work remains to be done to create adequate housing in the state that the current committee has recommended to the next legislature that it adopt housing as a stand-alone permanent committee. Prior to this legislature and JSC, the Labor and Housing Committee had jurisdiction over all housing related matters. Given the scope of work that remains to be done, MEREDA hopes that the 132nd Legislature will heed the advice of the JSC and move to permanently give housing its own committee.

### **Dollars for Development more!**

The current proposal for the 2024-2025 Supplemental Budget would include:

- \$22 million to support the Rural Affordable Rental Housing Program, the Low-Income Housing Tax Credit Program, and to expand affordable rental and ownership housing options.
- \$5 million to establish a manufactured and mobile home park preservation and assistance program.
- \$16 million for the Emergency Housing Relief Fund program to establish programs to assist the needs of people experiencing homelessness.
- \$171,437 to establish the Office of Community Affairs, which will serve as a one-stop shop for municipalities to help them navigate housing, climate preparedness, immigration, clean energy, recycling, and other transitional policy matters. The Office of Community Affairs has been referred to by some as the State Planning Office 2.0 because, though housing and land use is only one of its duties, it is an area where resources for municipalities have been sorely lacking for over a decade.

**MEREDA will continue to remain diligent in protecting its members’ interests.** Our members represent a critical pillar of the state economy, and we will continue to advocate for policies that are fair, practical, and predictable. We welcome and encourage all members to become involved in our efforts. If you are interested in participating on our Public Policy Committee, or any of our other standing committees, please contact the MEREDA office.

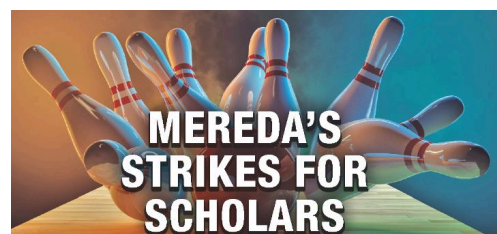
## **MEREDA to Host 12th Annual SOLD OUT Bowl-a-Thon Fundraiser**

### **MEREDA's Bowl-a-Thon Fundraiser,**

Strikes for Scholars is May 2, 2024

**Bowling, Raffles, Networking, Cocktails**

5:00 - 7:00 PM - Bayside Bowl, Portland



**Although our team slots have been filled, we encourage you to join us at Bayside Bowl for Raffles, Networking, and Cocktails!**

Consistent with the tradition of this event, all proceeds will support students pursuing studies and experience in the building trades. Past recipients of the donations have included Maine's Community College System, the ACE Mentor Program of Maine as well as the AGC Maine Education Foundation.

**Many Thanks to these Members for their Sponsorship of this Event!**



**Want to Increase Your Company's Credibility and Visibility within Maine's Commercial Real Estate Sector? Consider joining the members above and sponsor the event!** The best benefit is that all net proceeds go directly to deserving Maine students! Reach out to the MEREDA office today!

**2024 Annual Spring Conference - May 15, 2024 - Registration is Open!**



**2024 Spring Conference: Penciling the Future** - MEREDA is excited to bring you its 2024 Spring Conference being held on May 15, 2024.

"Penciling the Future" is designed to delve into the complexities of real estate development, especially concerning collaboration with municipalities and urban planners. The conference aims to address critical issues related to envisioning future communities and understanding the mechanisms required for successful project implementation. Through insightful presentations and discussions, attendees will gain valuable insights into navigating the challenges of aligning development goals with evolving societal needs, ensuring that projects are not only feasible but also contribute positively to future landscapes.

Participants include **award-winning architect from New Orleans, Jonathan Tate**, and everyone's favorite, **Ken Entenmann, the Chief Investment Officer & Chief Economist of NBT Bank**.

Additionally, we'll have two expert panels exploring the mechanisms for developing and the ways to bring buildings to fruition. As usual, we will also recognize our **2023 Notable Project Recipients!**

[Click Here For More Information and to Register](#)

## Gold Sponsors:



PretiFlaherty

## Silver Sponsors:



## Bronze Sponsors:



**We invite you to showcase your business as a sponsor!** Sponsoring a MEREDA event provides great exposure and is a great opportunity to showcase your company. Take a look at the available options below and contact Shelly R. Clark at the MEREDA office at [info@mereda.org](mailto:info@mereda.org).

**[Check Out our Sponsorship Opportunities!](#)**

## MEREDA Matters Podcast

Have you ever wanted to be a fly on the wall listening in on a conversation between Maine's real estate industry leaders? Been curious about the people who have put together some of Maine's most important development deals? **Well, the Maine Real Estate & Development Association (MEREDA) has a treat for you!**

The organization known for bringing people together for insightful discussions on all things related to real estate and development has taken to the airwaves, or rather the podcast waves! We encourage you to check out **MEREDA Matters**, a podcast that highlights the people, stories, and relationships behind the responsible development happening in Maine.



**We invite you to listen in!** Listen to a new episode every month.  
<https://mereda.org/mereda-matters-podcast/>

The MEREDA Matters Podcast is Sponsored by Gold Level: **NBT Bank & Landry/French Construction**  
 Silver Level: **Bangor Savings Bank** | Bronze Level: **Clark Insurance & The Boulos Company**



## Check out our Upcoming Events

**April 9, 2024** - Morning Menu Breakfast Event - Unhoused Population and Impacts on Commercial Real Estate in Bangor

*Bangor Savings Bank, 11 Hamlin Way, Bangor, ME*

**April 25, 2024** - Morning Menu Breakfast Event - Residential Check-In

*McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME*

**May 2, 2024** - MEREDA's Strikes for Scholars Bowl-a-Thon Fundraiser - SOLD OUT

*Bayside Bowl, 58 Alder Street, Portland, ME*

**May 15, 2024** - 2024 Annual Real Estate Spring Conference: Penciling the Future

*Holiday Inn By the Bay, 88 Spring Street, Portland, ME*

**June 5, 2024** - Morning Menu Breakfast Event - Wet & Wild: Developing In Maine's Changing

*Climate. McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME*

**June 20, 2024** - Spring Networking Social

*Hilton Garden Inn Downtown, Portland Waterfront, 65 Commercial Street, Portland, ME*

## Our Members are Invested in What we Do!

MEREDA's strength has always come from the support and participation of its valued members. Thanks to their continued support, we have become the leading voice for responsible real estate development in Maine, representing hundreds of commercial real estate owners, developers and related businesses, from architects and engineers to property managers, and more.

**We are pleased to give special recognition to our Cornerstone and Sustainer Level Members.** *If you are interested in learning more about these levels of membership, please contact the MEREDA office.*

## Cornerstone Level Members:





# J. B. BROWN & SONS

## Sustainer Level Members:



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