



Maine Real Estate &
Development Association

Supporting Responsible Development

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MEREDA

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Vice President: Jennifer Small
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The **Maine Real Estate & Development Association (MEREDA)** is an organization of commercial real estate owners, developers and related service providers, whose mission is to promote an environment for responsible development and ownership of real estate throughout the State of Maine. **MEREDA** accomplishes its mission through legislative advocacy, regulatory oversight, sponsorship of programs and conferences, and by serving as a unified and proactive representative for real estate and economic development interests. **MEREDA** has developed into a widely respected and influential voice in Augusta on real estate issues and our objective is the same as it was when **MEREDA** was founded nearly 40 years ago.

MEREDA's officers and Board of Directors focus their efforts in three areas to help achieve our objective.

Advocacy. Our Public Policy Committee keeps a watchful eye on dozens of bills during every legislative session. This is a complicated and time-consuming effort, but **MEREDA** has established itself as a voice of reason and an organization that can help Legislators understand the potential implications, both good and bad, of a particular piece of legislation or amendment.

Education. We host timely and informative events throughout the year that attract members and other professionals who have an interest in working with us. Throughout the coronavirus pandemic, we kept our members up-to-date on evolving real estate and development interests by offering virtual events, but we are certainly excited that we are now back to offering in-person events! Be sure to check out our online calendar for upcoming programs.

Networking. As a member you have the opportunity to connect with a diverse network of real estate professionals and related service providers. Over the years, many beneficial business relationships have been established through networking opportunities.

Upon receipt of your dues contribution, your company will be listed in our Membership Directory located within the **MEREDA** website at www.mereda.org and you will receive the password to the Members-Only Section of the website.

As a **MEREDA** Member, you will be eligible to participate on any of **MEREDA's** volunteer committees – Public Policy, Conference & Seminar, Membership & Marketing, Local Issues, and DevelopME. This not only gives members an opportunity to raise their profile within Maine's real estate community, but also helps the Association meet its targeted goals. Committee work allows members to play an active role in the association's affairs and all members are encouraged to participate.

Thank you for your interest in **MEREDA**. We remain committed to maintaining our influence and effectively advocating on our members' behalf. Thanks to the generous support of our 365+ members, we are making a difference! If you should have any questions, please do not hesitate to contact us at (207) 874-0801.

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Tel: (207) 874-0801 □ Fax: (207) 899-4870 □ Email: info@mereda.org

JOIN MEREDA TODAY



Maine Real Estate &
Development Association

Supporting Responsible Development

Legislative advocacy

Educational programs

Networking opportunities

The **Maine Real Estate & Development Association (MEREDA)** is the state's leading organization of commercial real estate owners, developers and related service providers. Founded in 1985, MEREDA now has over 365 members who employ thousands of Maine citizens and invest millions of dollars in the Maine economy each year.

Our mission is to promote an environment for responsible development and ownership of real estate throughout the state of Maine. MEREDA achieves its mission through legislative advocacy, regulatory oversight, educational programs and conferences, and networking opportunities for members of the commercial real estate industry.

Our membership encompasses a wide array of companies and organizations, including developers, builders, property managers, brokers, attorneys, lenders, engineers, land use consultants, architects, appraisers, affordable housing advocates, housing authorities and municipalities.

In uncertain times like these it is more important than ever that we work together as real estate professionals. MEREDA makes sure our legislators understand the role of responsible real estate development in the overall health of our economy. We are a valuable business development and networking tool for our members. And our monthly educational seminars provide members with timely and useful information.

Join MEREDA today. Visit us at www.mereda.org or call Shelly Clark at (207) 874-0801.

www.mereda.org

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MEREDA MISSION



Maine Real Estate &
Development Association

Supporting Responsible Development

*MEREDA's Mission is the same
as it was at its founding in 1985.*

MEREDA's Mission Statement:

The Maine Real Estate & Development Association (MEREDA) is an organization whose mission is to promote an environment for responsible development and ownership of real estate throughout the State.

MEREDA accomplishes its mission through legislative advocacy, regulatory oversight, sponsorship of programs and conferences, and by serving as a unified and proactive representative for real estate and economic development interests.

MEREDA's Guiding Principle: Practicality, Predictability, and Clarity in Regulation

MEREDA is the *only* voice for the real estate development industry in Maine, and our success is dependent upon bringing together the many different trades that are vitally interested in promoting positive growth in our great state. MEREDA advocates for fair, consistent, predictable regulations to create a healthy economic climate. Our efforts to promote responsible growth through fair and predictable legislation and regulation are vital for a return to a healthy, thriving economy.

Our members, from large corporations to small, one-person consulting firms, have found membership invaluable. Our membership network provides an optimal forum for addressing the mutual concerns of our industry and provides you great access to the top experts in their field. MEREDA membership will connect you with this network and keep you informed of the issues and initiatives we are pursuing on your behalf.

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MEREDA SERVICES & BENEFITS



Maine Real Estate &
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Supporting Responsible Development

Advocacy

Every day legislators and regulators make important decisions that impact Maine's real estate industry. That's why MEREDA makes such a commitment to advocacy on your behalf. We stay on top of the issues, build relationships with key policy-makers, and fight for laws and regulations that encourage responsible development and sensible planning.

Education

The real estate industry is constantly changing, especially in these uncertain and challenging economic times. Our timely seminars and conferences keep you up to date on important trends and provide you with expert information on a wide range of topics such as financing options, tax policy, environmental issues and market forecasts.

Networking Opportunities

While members value our legislative advocacy and educational programs, they also tell us repeatedly that they really appreciate the networking opportunities we provide. Every committee meeting, conference, seminar and member social is an opportunity to renew friendships and develop valuable business relationships with industry professionals.

Other benefits

In addition to advocacy, education and networking, MEREDA members can take advantage of:

- Complimentary One-Year Subscription to Mainebiz Magazine
- Ability to provide content to the *Maine Real Estate Insider* e-Newsletter distributed by Mainebiz
- Online membership directory with links to your site & company profile
- Sponsorship opportunities to promote your business
- Speaking opportunities where you can share your expertise
- Awards program that recognize excellence in the industry
- Committee participation (*See Reverse Side*)
- Discount registration fees for all programs
- Continuing Education Credits for conferences and seminars

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LEGISLATIVE ADVOCACY



Maine Real Estate &
Development Association

Supporting Responsible Development

Legislative Update – Summer 2024

June 28, 2024

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

131st Legislature Adjourns Sine Die, Non-Emergency Laws Take Effect August 9, 2024

The 131st Legislature, which was sworn in December 2022, adjourned sine die on May 10, 2024. The following is an overview of the two-year legislature, by the numbers:

- 2,291 – Number of bills introduced.
- 618 – Number of bills that became chartered law. ([Housing Bills Enacted in 131st Legislature](#))
- 80 – Number of bills that were reviewed and considered by MEREDA Public Policy Committee:
 - 66 were actively monitored. Of those, 3 were submitted on behalf of and with direction from MEREDA's PPC 14 others were supported, and 3 were opposed.
- 12 – Number of vetoes by Governor Mills, none of which were overturned.
- 35 – Number of pocket vetoes by Governor Mills after sine die in 2024.
- 8/9/24 – Date non-emergency legislation will go into effect.
- Just 21 out of 250 – Number of bills with fiscal notes that were successfully funded by the Appropriations and Financial Affairs Committee (noting that the funding for a handful of bills were tucked into the supplemental budget).
- <0% - the common wisdom likelihood of the legislature getting called back into special session to handle the bills left dangling at the end of session. The Republicans have said they would not support a special session, leaving the decision up to the Governor, who has also indicated that she will not be asking the legislature to return.

MEREDA Helps Enact Three New Laws to Improve Development Landscape in Maine

MEREDA had one of its most successful years in arguably one of the most difficult legislatures to get bills passed. The Public Policy Committee proposed three bills to the 131st, and all were enacted.

772: An Act to Limit Retroactive Application of Land Use Ordinances to Pending Permit Applications That Propose Housing

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LEGISLATIVE ADVOCACY

MEREDA proposed this bill in response to a long-standing loophole in Maine law that permitted municipalities to retroactively change their land use laws to specifically target projects in the application and review process. Most notably, Kittery killed a \$300,000,000, 900-unit housing project in 2022 by approving a zoning change after the project had been submitted for review.

This new law requires municipalities to review developments based on the ordinances on the books at the time when the application was submitted and deemed complete, so long as the project contains at least one residential unit. MEREDA may look to expand this common-sense law to all real estate development in future.

975: An Act to Align Maine's Elevator Safety Laws with Maine Uniform Building and Energy Code Standards

This bill was also proposed in response to a specific issue arising with multiple development projects. Previously, Maine's elevator safety laws required all elevators to reach all floors of the building – disallowing private use elevators or elevators in tiered portions of a building. The revised law now requires at least one elevator (sized appropriately to accommodate emergency medical needs) to reach each floor as defined by the current International Building Code (IBC). This new law also aligns Maine's elevator safety laws with the internationally recognized standards in the IBC moving forward.

1289: An Act to Facilitate Property Redevelopment and Encourage Affordable Housing by Allowing the Conveyance of Unfinished Commercial Condominium Units

This new law will open up redevelopment projects for more affordable housing. Previously, condominium units were not permitted to be conveyed unless they were completely finished. While this was logical for residential units, it was unworkable for commercial units that are typically completed by the user after transfer of ownership. The old law also made it difficult to impossible for large redevelopment projects (e.g. former mill sites) to be divided into multiple ownership entities prior to completion. The new law recognizes that commercial condominium development takes place between sophisticated parties and right-sizes the regulations to ensure protection for the end-user while promoting creative use of the condominium law for housing and redevelopment solutions.

Eyes on the Fiscal Forecast

While there was much consternation this past session over the very few bills that very funded out of the Appropriations and Financial Affairs Committee (AFA), the number could be even smaller next year. While the March 1st report from the Revenue Forecast Committee indicated that an additional \$108 million is expected in one-time revenue, Governor Mills has signaled repeatedly her desire to save for the future due to predictions that state revenue will flatten in the next biennium. Much of the most recent increase was due to higher corporate tax revenue, a number which can fluctuate greatly and generally is seen as not reliable to repeat.

LEGISLATIVE ADVOCACY

Any bill that passes the legislature with a fiscal note indicating a new cost must be further passed through the AFA before heading to the Governor's desk. If the Governor's proposed budget in 2025 leaves little money for AFA to fund new legislation, any bill, no matter how bipartisan, could be killed for lack of funding.

The next Revenue Forecast Committee report will not be available until December 1, 2024, which will be just a couple weeks before cloture. As the MEREDA Public Policy Committee prepares for the next legislative session, it would behoove us to try to incorporate no fiscal implications to the proposals or to work closely with the Governor's Office to ensure the funding is provided within the proposed budget. None of the three bills proposed by MEREDA this session had a fiscal note attached.

132nd Legislative Policy Agenda in Development

Members of the MEREDA Executive and Public Policy Committees have begun brainstorming possible legislative action items for the 132nd Legislature, which will begin its work in earnest in January 2025. MEREDA intends to continue its focus on legislation that creates a more fair, practical, and predictable development landscape for Maine.

MEREDA hopes to build on its success in the 131st Legislature by tackling legal and regulatory issues commonly faced by housing creators in particular and all real estate developers generally. Top of mind matters include: reducing NIMBY influence; closing development loopholes in state environmental and subdivision review to fully effectuate LD 2003 density provisions; increasing statewide incentives to meet local and regional housing production goals; and monitoring changes to the building code that could drive up construction costs or otherwise impose barriers to attainable housing.

As always, the Public Policy Committee would like to survey members for their input and suggestions to help us craft our legislative agenda. **Please fill out the survey below by August 15, 2024.** The PPC committee will randomly draw a winner of an item of MEREDA swag at their fall meeting.

<https://forms.gle/MGkE8tM7XC9addn96>

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 encourage all those who are interested in rolling up their sleeves and helping to further MEREDA's mission and vision in policymaking to contact Shelly R. Clark, MEREDA's Executive Director at info@mereda.org.

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COMMITTEE PARTICIPATION



Maine Real Estate &
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Participation on any one of MEREDA's five standing committees gives members yet another opportunity to raise their profile within Maine's real estate community, and help the association meet its goals. Committee work allows members to play an active role in the association's affairs and all members are encouraged to participate. Committee work also provides an opportunity to work alongside others in the real estate industry and is a good networking opportunity in itself.

- ◆ Our **Public Policy Committee** meets bi-weekly during legislative sessions. This committee reviews pending bills and regulations, identifying those of interest to our members, and works to ensure the real estate industry's concerns are considered. The committee labors to influence and shape the final form of proposed laws and regulations, and initiates new ones when circumstances warrant.
- ◆ The **Conference & Seminar Committee** meets monthly to develop ideas for upcoming conferences, seminars, and social events, suggesting possible topics, guest speakers, sponsors, formats, venues, and so on.
- ◆ Our **Membership & Marketing Committee** meets monthly to review membership statistics and trends, develops ways to retain current and recruit new members, looks for ways to further enhance the effectiveness of MEREDA's publications and other communications media and entertains ideas for new products and services that could be offered to the membership.
- ◆ The **DevelopME Committee** meets monthly to engage membership and create professional development opportunities within MEREDA for the next generation of industry professionals.
- ◆ The **Local Issues Committee** meets up to six-times per year to monitor and timely engage on local land use and development matters.

Please contact the MEREDA office if you would like to become involved in one, or more, of our committees.

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MEREDA's Upcoming Events

May 15, 2024 - 1:00 PM - 5:00 PM

2024 Annual Real Estate Spring Conference

Penciling the Future: Understanding the Changes Impacting Successful Development

Holiday Inn By the Bay
88 Spring Street
Portland, ME



June 5, 2024 - 8:30 - 10:00 AM

Morning Menu Breakfast Seminar

Wet & Wild: Developing in Maine's Changing Climate

McGoldrick Career & Student Center
35 Bedford Street
Portland, ME



June 13, 2024 - 5:00 PM - 7:00 PM

MEREDA's Annual Spring Networking Social

A great "meet-and-greet" opportunity, this time on Portland's Waterfront. This must-attend event sells out every year, so sign up early!

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



September 19, 2024 - 8:30 - 10:00 AM

Morning Menu Breakfast Seminar

Breakfast with City of Portland Mayor, Mark Dion

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



October 3, 2024 - 11:30 AM - 3:00 PM

DevelopME Committee's Lunch & Learn

Antitrust: Navigating Brokerage Relationships, Agreements, and Compensation

(Approved for 3 hours of Continuing Education Credits for Real Estate Licensees)

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



October 17, 2024 - 8:30 - 10:00 AM

Morning Menu Breakfast Seminar

Topic Coming Soon!

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



October 30, 2024 - 5:00 - 7:00 PM

MEREDA's Annual Fall Networking Social

Another great "meet-and-greet" opportunity! Our social events generally fill up fast, so sign up early!

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



November 20, 2024 - 8:30 - 10:00 AM

Morning Menu Breakfast Seminar

Topic Coming Soon!

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



Dates Subject to Change - Please visit www.mereda.org for the latest updates.

Maine Real Estate Insider e-Newsletter



Maine Real Estate &
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Supporting Responsible Development

Mainebiz

MAINE REAL ESTATE INSIDER

The [Maine Real Estate Insider](https://www.mainebiz.biz/enewsletters) e-newsletter is distributed weekly by Mainebiz and covers the latest news in the real estate industry in Maine. To subscribe, click here <https://www.mainebiz.biz/enewsletters>.

The Maine Real Estate & Development Association (MEREDA) provides weekly content to the *Maine Real Estate Insider*. As a MEREDA Member, your company would have the opportunity to provide content through MEREDA to this newsletter. With a distribution list in the thousands, it is a great opportunity for both MEREDA and our members to get exposure.

Articles are not intended to be promotional in nature, but rather informational / educational items, trends, etc. that would be useful to the membership or general reader. The articles should be around 500 – 750 words, along with a photo or two (*as appropriate*).

Feel free to take a look at the articles archived on our website located at <https://mereda.org/news/maine-real-estate-insider/>. If you are interested in providing content to the *Maine Real Estate Insider*, please send your submissions for consideration to Shelly R. Clark at the MEREDA office at info@mereda.org.

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TESTIMONIALS



Maine Real Estate &
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"Being outsiders, MEREDA has been a great introduction to the real estate community in Maine. It's been a very good thing for us."

Robert Gordon, Managing Director of City North Development
Haverill, MA

"The thing I like best about being a member of MEREDA is it's an organization that's looking out for me in Augusta and other places while I'm out doing what I do. I can go be a developer and still a lot of the stuff that I would advocate for if I had more time, I can rest easy knowing that MEREDA is advocating for it, for me. "

Kevin Bunker, Founding Principal of Developers Collaborative
Portland, ME

"I can't say enough about the tremendous value of a MEREDA membership. From clients to colleagues, the connections made and relationships cultivated through MEREDA grow not only individual businesses and portfolios, but also advance the interests of responsible real estate development. In addition to networking, MEREDA offers beneficial education engagements to keep us updated on the latest trends and skills in the industry as well as advocates for effective public policy to ensure a vibrant future. Quite simply, MEREDA promotes a thriving business environment, the development of new business opportunities, and the pursuit of new avenues in your own professional development, and I'm grateful for its efforts."

Rick Flagg, Senior Commercial Banking Officer SVP, Norway Savings Bank
Portland, ME

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Our Members are Invested in What We Do



Maine Real Estate &
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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.

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:

*AAA Energy Service Co.
Androscoggin Bank
Atlantic Federal Credit Union
Atlantic National Trust, LLC
Baker Newman Noyes
Bangor Savings Bank
Bar Harbor Bank & Trust
BerryDunn
Camden National Bank
Consigli Construction Company, Inc.
cPort Credit Union
Drummond Woodsum
East Brown Cow
Eaton Peabody
Epstein Commercial Real Estate
Evergreen Building Company LLC
Gorham Savings Bank*

*Hebert Construction
Knickerbocker Group
M&T Bank
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MEREDA Matters Podcast



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The Real Estate Podcast with Insider Conversations You'll Want to Hear!

Have you ever wanted to be a fly on the wall listening in on a conversation between Maine's real estate industry leaders? You're in luck – **MEREDA now has a podcast: MEREDA Matters!** This is not your typical Q&A session. This is a podcast that puts you in the room with the people who are driving responsible development in Maine. It's dynamic and we don't know where each conversation will go, but you're sure to learn something new each episode. **MEREDA Matters gives you insider conversations** that highlight the people, stories, and relationships behind the real estate and development deals in Maine. **Listen to a new conversation each month!**



The MEREDA Matters is seeking sponsors for Season Two! A new episode will be released each month and each will feature a new voice from the real estate and development industry in conversation with the current president and other MEREDA board members. Contact the MEREDA office to inquire about supporting this always interesting and informative member benefit!

Eager listeners can find the MEREDA Matters podcast episodes on Apple, Spotify, or their regular podcast source. The episodes can also be found on MEREDA's website at <https://mereda.org/mereda-matters-podcast/> or directly on our SimpleCast site: <https://mereda-matters.simplecast.com/>

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From left, **Aaron Bolster**, president of **Allied Realty**; **Elise Kiely**, broker at **Legacy Properties Sotheby's International Realty**; and **Brit Vitalius**, principal at **Vitalius Real Estate Group**.

PHOTO / ALEXIS WELLS

Maine real estate wizards look into crystal ball, see mixed prospects for 2024

BY ALEXIS WELLS AND LAURIE SCHREIBER

The annual look-ahead conference for Maine's real estate industry presented mixed predictions in many sectors, including hospitality, commercial, residential and multifamily projects.

The Maine Real Estate & Development Association's Forecast Conference and Member Showcase, held Thursday in Portland, drew 800 people to the Holiday Inn by the Bay, the group said.

Some of the experts who led the day's discussions were enthusiastic about the prospects for Maine real estate.

"2023 was another astonishing year for commercial real estate, despite the chaos in the world," said Peter Harrington, associate broker at Malone Commercial Brokers. "2024 is a positive year for retail real estate. I am confident we will have another great year."

But there was ambivalence, too.

"Hospitality is boring right now," said Matt Arrants, founder and principal of the Arrants Co., addressing the Maine real estate market for hotels, restaurants and related businesses.

Here's a breakdown of what the presenters said.

Retail and hospitality outlook

- Retail sales up 5%
- New construction will be impacted by high interest rates and high costs to build, keeping vacancy rates low and prices stable
- Home sales are at a 30-year low with record prices, which will begin to impact retailers selling home-related products
- Maine travel demand is not growing as it did in 2021 and 2022
- The labor situation is getting better or more businesses are doing what they can with the employees they have

Residential and multifamily-property outlook

- Interest rates have doubled and prices are still going up
- The buyer market is slowing down; there was a dramatic increase in people coming to Maine during the pandemic
- Price increases have slowed down in Portland, Saco, and Biddeford but increased slightly in Lewiston and Auburn
- More people have moved to Maine than anywhere else, but the majority of the homes being sold are bought by Mainers
- Unaffordability!
- If you are looking to buy a home, go in with strong offers

Southern Maine industrial market outlook

- Industrial geography expands
- Tertiary markets leverages lack of inventory
- Highway and utility/infrastructure access remains critical
- Maine loses businesses out-of-state
- Recruiting and development issues result in job opportunity losses **M**



Maine Real Estate &
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Supporting Responsible Development

Membership Benefit Levels



Cornerstone \$5,500+

MEREDA's Cornerstone membership level includes exclusive benefits to member organizations that contribute significant amounts of both time and money to support MEREDA and its mission. For more information on the Cornerstone membership, please contact the MEREDA office at (207) 874-0801.



Sustainer \$2,750

Members at this level receive
Advocate benefits, **PLUS:**

- Up to 2 attendees FREE per annual conference
- Logo displayed at all MEREDA events
- Forecast Conference Exhibitor booth at a reduced price of \$550 (regularly \$1000)
- Logo on website / social media promotion
- Name listed on MEREDA letterhead



Advocate \$1,350

Members at this level receive
Supporter benefits, **PLUS:**

- Forecast Conference Exhibitor booth at a reduced price of \$850 (regularly \$1000)
- Eligibility to be considered for the MEREDA Board of Directors
- Logo on website
- Unlimited attendees at the member rate for MEREDA events



Supporter

Corporate \$600 (includes up to 5 individual members at the member rate)
Individual \$425 | **Municipal / Government \$300** | **Full-Time Student \$0**

All members at the **Supporter level and above receive:**

- Advocacy – Legislative and regulatory lobbying efforts
- Education & Insight – Breakfast events and annual conference, *Mainebiz* Real Estate Insider newsletter and MEREDA Index
- Networking – Breakfast events, annual conferences and socials
- Inclusion in members-only events
- Opportunity to submit and place an article for consideration in the *Mainebiz* Real Estate Insider newsletter
- Opportunity to reserve a Forecast Conference Exhibitor booth at \$1000

See over for details.



Maine Real Estate &
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Membership Benefits

Cornerstone \$5,500+	Sustainer \$2,750	Advocate \$1,350	Supporter \$0-\$600*	Benefits
√				Thanks/mention at all MEREDA events
√				Exclusive invitation to “Cornerstone Circle” events
√				Legislative monitoring and updates on real estate-related bills
√				First right of refusal for sponsorship opportunities
5	2			Number of attendees FREE per annual conference
√	√			Logo displayed at all MEREDA events
√	√			Social media promotion
√	√			Logo or name listed on letterhead
√	√	√		Logo on website
√	√	√		Eligibility for consideration for MEREDA Board of Directors
FREE	\$550	\$850	\$1000	Opportunity to reserve a Forecast Conference Exhibitor Booth (\$1000 value)
√	√	√	√	Advocacy – Legislative and regulatory lobbying efforts
√	√	√	√	Education – Breakfast events and annual conferences
√	√	√	√	Industry Insight – <i>Mainebiz</i> Maine Real Estate Insider newsletter
√	√	√	√	Inclusion in members-only events
UNLIMITED	UNLIMITED	UNLIMITED	5	Networking – Member rate for attendees to MEREDA events
√	√	√	√	Opportunity to submit an article for consideration in the <i>Mainebiz</i> Maine Real Estate Insider newsletter

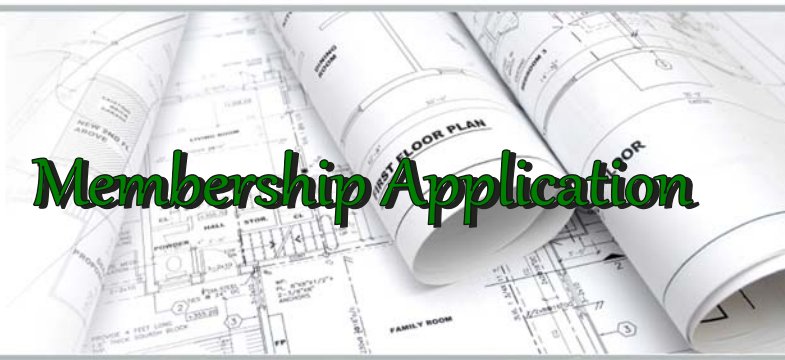
**See over for details.*



Maine Real Estate & Development Association

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Membership Application



Date / /

Name of Company or Organization

Mailing Address City State Zip

Street Address City State Zip

() -- () --

Telephone Fax

Type of Business (See Key to Business Type Categories) Number of Employees

Contact Person / Title Authorized By

Contact Person Email Address Web Site Address / Twitter Handle

Feel free to list others in your company (with email addresses) interested in receiving MEREDA Mailings

Business Type Categories:

AC Accountants / AD Advertising & Marketing / AP Appraisers / AR Architects / AR / CM Architects / Construction Management / AR / EN Architects / Engineers / AU Auction Companies / BA Banks/Mortgage/Finance Companies / BR Brokers / BR / DE Brokers / Developers / CB Contractors/Builders / CLN Cleaning Services / CM Construction Management / CO Consultants / DE Developers / EN Engineers / ENV Environmental / ENV / CO Environmental / Consulting Services / GH Gasoline & Heating Products Distribution / INS Insurance/Securities / LA Law Firms / LSA Landscape Architects / ME Media / MO Membership Organizations / MU Municipalities / NPD Non-Profit & Economic Development Corp. / PC Paper Companies / PMG Property Management / PMT Property Maintenance / REI Real Estate Investment/Management / RSE Research/Education / RET Retailers / SP Suppliers / ST State / SUR Surveyors / SVC Service Companies / TTL Title Companies / TTL / INS Title / Insurance Companies / UTIL Utilities / WD Wholesale Distributors / WM Waste Management/Recycling / Other: Please Describe

New Member Interests Please state your reasons for joining MEREDA and emphasize any issues that are of particular concern to you and your company. *Attach additional sheet if necessary.*

(please complete reverse side)

Membership Directory Active member companies will be featured in our Membership Directory located on the MEREDA web site at www.mereda.org, with a brief description of the company's products and services. There is no additional fee for this listing. (Only member companies with current dues are eligible to be featured in our Membership Directory.) Please use the space below for your company's profile. *Attach additional sheet if necessary.*

MEREDA Dues Structure: MEREDA has four levels of membership: Supporter, Advocate, Sustainer and Cornerstone. All members will receive the same foundational benefits of a MEREDA membership: Advocacy, Networking, and Education & Insight, however, this structure rewards members for their support of the organization with added benefits at each level. *Please see attached for details.*

<i>2024 Membership Benefit Levels</i>	<i>Minimum Annual Dues</i>
<input type="checkbox"/> I = Full Time Student	\$50
<input type="checkbox"/> II = Municipal / Government	\$300
<input type="checkbox"/> III = Individual	\$425
<input type="checkbox"/> IV = Corporate (Includes up to 5 individual members)	\$600
<input type="checkbox"/> V = Advocate	\$1350
<input type="checkbox"/> VI = Sustainer	\$2750
<input type="checkbox"/> VII = Cornerstone	\$5500+

Check Here to Request an Invoice be Emailed to the Address Provided on Front

For Your Convenience, we also Accept Visa or MasterCard

Card # _____ Exp. _____

Committee Participation Committee work allows members to play an active role in the association's affairs. I (*and / or one of my colleagues*) would like to join one or more committee.

- Conference & Seminar Membership & Marketing Public Policy DevelopME Local Issues

Name(s) & Email(s) _____

MEREDA expects members to adhere to its mission of developing Maine responsibly. Application is subject to review of MEREDA Board and/or executive committee. MEREDA is organized under IRS Section 501 (c) (6) rules.

For federal income tax purposes, dues paid to the Maine Real Estate & Development Association (MEREDA) are deductible as a business expense, not as a charitable contribution. A portion of dues, however, is not deductible as an ordinary and necessary business expense to the extent that MEREDA engages in lobbying. The non-deductible portion of dues is 30 percent. MEREDA is tax exempt under IRS Section 501(c)(6).