



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

December 2024



Signature Event

February 27, 2025

Register Now!

Public Policy Update

The MEREDA Public Policy Committee is currently working on submitting three bills for consideration by the 131st Legislature. **Check out our update below.**

Notable Project Nominations

Deadline has been Extended to January 15, 2025

MEREDA Matters Podcast
Check out the latest episode!

WELCOME to the Latest Edition of MEREDA's Online Newsletter

As we approach the end of 2024, we express our heartfelt gratitude to all of our valued members for your unwavering support throughout the year. We are grateful for your continued engagement with our organization!

We wish you and your loved ones a joyous holiday season and a prosperous new year ahead. Speaking of the new year, we invite you to register now for MEREDA's **2025 Real Estate Forecast Conference and Member Showcase**, which will take place on February 27. Back at the Holiday Inn By the Bay. We are excited to offer another great conference!

Thank you once again for your support! We look forward to seeing you at our upcoming events.

My best,

Shelly R. Clark
Executive Director

Registration is Open! MEREDA's Annual Forecast Conference & Member Showcase is February 27, 2025



MEREDA's Forecast Conference & Member Showcase is February 27, 2025.

Join the movers and shakers of Maine's real estate industry on February 27th for MEREDA's Forecast Conference & Member Showcase being held at Holiday Inn By the Bay! Register now for a day filled with important conversations about the future of Maine's real estate economy. We encourage you to register early to secure your preferred session(s).

[Check out this year's agenda and lineup of presenters!](#)

CONTINUING EDUCATION CREDITS: Application has been made for Broker, Legal, Architect, & Appraiser Continuing Education Credits.

Register Here!

While our exhibit booths have SOLD OUT, we still have a few Sponsorship Opportunities available!

Sponsoring a MEREDA event provides great exposure and is a great opportunity to showcase your company. Sponsorships provide high visibility on press releases, publications, social media mentions, the MEREDA website and signage at the event. You will receive complimentary tickets and be featured prominently in all of our promotional materials.

[Check out the Sponsorship opportunities for this event here!](#)

MEREDA Forecast Conference Sponsorship Offerings

This unique event brings together the largest gathering of commercial real estate professionals in Maine. MEREDA assembles some of Maine's top real estate leaders to provide an economic overview and outlook on the profession's key economic indicators, focusing on both commercial and residential real estate forecasts. Supplementing the conference is MEREDA's popular Member Showcase with MEREDA members exhibiting their products and services.

For more information or to secure your sponsorship, please contact Shelly Clark at 207.874.8801.

GOLD \$10,000 (2)	SILVER \$5,000 (5)	BRONZE \$2,500	BENEFITS
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10	4	2	Event Tickets

MEREDA.org | (207) 874-8801 | info@mereda.org
 6 City Center, 3rd Floor, Portland, ME 04101

Thank you to our Event Sponsors!

YOUR LOGO could be here!
Contact the MEREDA office today!

Public Policy Update

132nd Legislature Sworn in, Cloture set for January 10, 2025; Constitutional Officers Elected

On Wednesday, December 4, all members of the 132nd Legislature were sworn in, beginning the official activity for the First Regular Session. Additionally, the legislature has set the deadline for bill submission as January 10, 2025. The final makeup of the legislative leadership for the 132nd Legislature and its schedule is as follows:



- **House of Representatives Speaker Ryan Fecteau** (Biddeford)
 - **Majority Leader:** Matt Moonen (Portland)
 - **Assistant Majority Leader:** Lori Gramlich (Old Orchard Beach)
 - **Minority Leader:** Billy Bob Faulkingham of Winter Harbor
 - **Assistant Minority Leader:** Katrina Smith (Palermo)
- **Senate President Mattie Daughtry** (Brunswick)
 - **Majority Leader:** Theresa Pierce (Falmouth)
 - **Assistant Majority Leader:** Jill Duson (Portland)
 - **Minority Leader:** Trey Stewart (Presque Isle)
 - **Assistant Minority Leader:** Matt Harrington (Sanford)

In addition, legislators held a joint session to elect Maine's constitutional officers:

Attorney General: Aaron Frey fended off challenger Meghan Maloney (DA of Kennebec County) to keep his position as the state's AG for the next two years.

Auditor: Matt Dunlap went unchallenged to keep his position for two more years.

Secretary of State: Shenna Bellows also went unchallenged to keep her position for two more years.

Treasurer: This was an open election following the departure of Henry Beck as State Treasurer. Joe Perry of Bangor defeated Mo Terry of Gorham to take the position for the next two years. Joe Perry was just re-elected to serve in the 132nd Legislature from Bangor, so there will be a special election for his seat.

In related news, the former Public Advocate (who works on behalf of the consumers of public utilities) announced on December 5 that he is retiring, and his position will be filled by former State Senator Heather Sanborn.

MEREDA Legislative Agenda Takes Shape

- **HOME Act.** MEREDA is hoping to advance a bold initiative to spur workforce housing creation in Maine. While still being finalized, the Housing Opportunities for Modest Earners (HOME Act) is designed to incentivize affordable and workforce housing without the need for a direct government subsidy. To achieve this goal, MEREDA is seeking to permit a density bonus for residential projects based on the income-eligibility of the residential population. Alternatively, a smaller minimum lot size may be applied if that has a greater density impact on the project.
- **Historic Tax Credit.** MEREDA is teaming up with Maine Preservation to advocate for an expansion of the Maine Historic Rehabilitation Tax Credit. This legislation represents a combined version of two bills that passed the most recent legislature but did not receive funding. The new bill would expand the small project credit, create a homeowner credit, expedite the credit claim period for substantial projects, and eliminate the sunset date on the program (currently 2030).

· **Wild Card.** MEREDA is pursuing a third legislative initiative, awaiting the release of a pending study from the Governor's Office of Policy Innovation and the Future. That study will address recommendations and pathways to achieving the housing creation needs identified in the recently commissioned Housing Production Needs Study from Maine Housing. That study is likely to flesh out several policy solutions to catalyzing housing creation in Maine, and MEREDA will look for critical opportunities in that report before finalizing our policy agenda.

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.

MEREDA Matters Podcast

Season 2, Episode 5, "**A Conversation with Greg Payne - Senior Advisor, Housing Policy at The Governor's Office of Policy Innovation and the Future**" is now available!

MEREDA Matters is a podcast that puts you in the room with the people who are driving responsible development in Maine. 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.

We invite you to check it out! Listen to a new episode every month.

<https://mereda-matters.simplecast.com/>

Gold Sponsor:



Bronze Sponsors:



Deadline Extended for Nominations for 2024 Notable Project Awards

Nominations are still being accepted for MEREDA's Notable Project Awards. The recipients will be recognized at a special event in May 2025.

New this year: MEREDA is excited to be partnering with MaineBiz on a 2025 publication focused on the real estate industry. One of the items featured will be providing coverage on MEREDA's Notable Project Recipients, reviewing each project and telling their story!



In order to be considered, all projects must be submitted via the Notable Projects Application Form, which can be downloaded [here](#). (Clicking this link will download a Word Document to your computer.)

The deadline has been extended to January 15, 2025. Please submit completed forms to Shelly R.

Clark at info@mereda.org.

Upcoming MEREDA Events



Check out our Upcoming Events

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.

December 18, 2024 - Morning Menu Breakfast Event - Restaurant Apocalypse - **NEW LOCATION!**
Hannaford Hall, Abromson Community Education Center, 88 Bedford Street, Portland, ME

January 15, 2025 - DevelopME Committee's Lunch & Learn Event - Staying above Water: Navigating the Impacts of Flooding and Sea Level Rise on Real Estate Development
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

January 30, 2025 - Morning Menu Breakfast Event - Introduction to Cost Segregation and Significant Tax Savings
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

February 27, 2025 - Annual Forecast Conference & Member Showcase
Holiday Inn By the Bay, 88 Spring Street, Portland, ME

March 20, 2025 - Morning Menu Breakfast Event - To be Determined
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

May 1, 2025 - MEREDA's Strikes for Scholars Bowl-a-Thon Fundraiser
Bayside Bowl, 58 Alder Street, Portland, ME

May 14, 2025 - Spring Social & Notable Project Awards Ceremony - *Details Coming Soon!*
Hannaford Hall, Abromson Community Education Center, 88 Bedford Street, Portland, ME

**Thank you to Norway Savings Bank for participating as MEREDA's
2024 Morning Menu Breakfast Series Sponsor!**

They've also signed on as a Gold Sponsor for 2025! We appreciate you!



Our Members are Invested in What we Do!

MEREDA's strength has always stemmed from the support and active participation of our valued members. Thanks to their ongoing commitment, we continue to be Maine's leading advocate for responsible real estate development, representing hundreds of commercial real estate owners, developers, and industry professionals.

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:



Sustainer Level Members:

Maine Real Estate & Development Association | www.mereda.org



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