



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

March 2025

WELCOME to the Latest Edition of MEREDA's Online Newsletter

Signature Event Review

February 27, 2025

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 four individuals and for their contributions to real estate development in Maine.

Listen UP!

Have you heard the *MEREDA Matters* Podcast?



MEREDA is thrilled to present the March 2025 edition of our newsletter, one of our largest issues!

We're excited to share that the 2025 Forecast Conference & Member Showcase was a success, attracting nearly 900 industry professionals to discuss Maine's real estate economy. Missed a session that you really wanted to attend? Watch it today! **You can view all conference presentations and this year's Awards Video on our website.** Thank you to those who joined us this year! A great day of learning and connections!

In this issue, we update you on our advocacy efforts, with the Public Policy Committee continuing to tackle key issues affecting our members.

We also have several upcoming events you won't want to miss. Visit our website for details and registration.

Thank you for your continued support and membership as we advocate on your behalf!

Sincerely,

Shelly R. Clark

Executive Director

LANES SOLD OUT!

MEREDA's "Strikes for Scholars"
Bowl-a-Thon Fundraiser
is on May 1st!

**MEREDA Moves 2025
Spring Conference to Fall**

October 23, 2025

MEREDA's Annual Forecast Conference & Member Showcase

On Thursday, February 27th, nearly 1,000 of Maine's real estate and development professionals gathered at the Holiday Inn By the Bay to learn about the latest trends and outlooks for the development and real estate economy at the Maine Real Estate & Development Association's (MEREDA's) Forecast Conference and Member Showcase.



"The Forecast Conference is a tremendous opportunity for education. This is where our colleagues and peers gather – some of the smartest people I know – for a day of sharing ideas and making connections that improve all of our businesses," shares MEREDA President Shannon Richards. "It's an essential event." [Read more >>>](#)

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

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

Thank you to our Event Sponsors!

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

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Mark your Calendar for 2026!

February 26, 2026

Holiday Inn By the Bay
88 Spring Street
Portland, ME

MEREDA Presents Annual Recognition Awards

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

On February 27, 2025, MEREDA recognized four individuals for their significant 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 nearly 900 real estate professionals.

[Read more >>>](#)



L-R: Mark Stasium, Brian J. Mazer, Shelly R. Clark, Jonathan & Catherine Culley, Marieke Thormann, Shannon Richards

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

Congratulations to all of our Award Recipients!
MEREDA appreciates you!

Public Policy Update

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

Housing and Economic Development Committee Begins Hearing Bills on Land Use, Building Regulation

During the week of March 10, the Housing and Economic Development Committee (HED Committee) heard public hearings on three bills that deal with land use and building code regulation.



LD 128, was sponsored by Senator Teresa Pierce but brought forth by the DEP. The bill proposes to move the threshold for SLODA subdivision review up from the current 3 units to 4 units, effectively allowing quadplexes without triggering SLODA subdivision. MEREDA testified in support of this bill and will continue to work to support it.

LD 659, sponsored by Representative Lydia Crafts, would prohibit a municipality from implementing a sprinkler requirement in single family and duplex buildings. MEREDA supported this legislation and will engage closely with the HED Committee during its upcoming work session.

LD 427, sponsored by Rep. Amy Roeder, would prohibit any municipality or the state from imposing parking requirements for any new development, land use or occupancy of land or a building. The HED Committee heard concerns from rural communities, and MEREDA will work with the committee at its upcoming work session to try to compromise on an amended version that would implement a low statewide standard for parking requirements. Additionally, the bill would apply to all projects, not just residential, but the committee seemed inclined to confine it to residential property. MEREDA will

work to try to ensure the policy covers any building that contains a residential unit, to protect multi-use projects.

Maine Historic Rehabilitation Tax Credit Expansion Considered by Taxation Committee

MEREDA is working closely with Maine Preservation and our coalition partners to advance an omnibus expansion of the Maine Historic Rehabilitation Tax Credit (MHRTC). Our bill, LD 435, will have a work session on Wednesday, March 19, in conjunction with LD 179, which deals strictly with accelerated accrual for the major project portion of the program. MEREDA testified in support of both bills, and is hopeful the committee will advance them both, either in a combined format, or separately. We will work closely with the Appropriations and Financial Affairs Committee to encourage them to fund the expansion, if we are successful in getting a supportive committee vote.

Many, Most Housing Bills Still to be Printed

With respect to housing, most of the major bills have yet to be printed. There are some exceptions, including the bills listed above. Additionally, this week Speaker Fecteau's bill to modernize the Real Estate Transfer Tax to provide permanent funding streams for certain housing programs, was printed as **LD 1082**. Similarly, the Speaker's \$300 million bond proposal to provide housing and infrastructure for housing, was printed as **LD 483**. Representative Gere's LD 546 to require the state to prepare preapproved building types for use in municipalities, has also been printed. None of these bills have yet had a public hearing.

Additionally, we are awaiting the printing of bills including:

- MEREDA's own Workforce Infill Neighborhoods (WIN) Act legislation to provide density bonuses for workforce housing units;
- MEREDA's own subdivision threshold bill (statutorily mandated municipal subdivision);
- State zoning board of appeals (similar to current New Hampshire version of same);
- Growth Management Act rewrite;
- Building codes cost drivers study bill;
- Single stair egress bill;
- Limitations on local impact fees;
- Regulatory revisions to promote modular construction;
- and MORE!

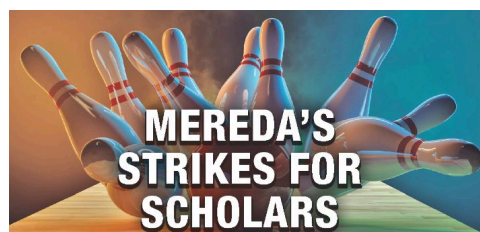
Given the budgetary machinations currently underway in Augusta, and the slower-than-usual release of bills from the Revisor's office, it is possible some of these bills may be carried over for consideration in the Second Regular Session. Much remains to be seen with respect to timing and the schedule for the current legislature over the next few months.

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 13th Annual SOLD OUT Strikes for Scholars Fundraiser

MEREDA's Bowl-a-Thon Fundraiser,
Strikes for Scholars is May 1, 2025

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.

Thank you for Sponsoring this Event!



Want to Increase Your Company's Credibility and Visibility within Maine's Commercial Real Estate Sector? Consider joining SERVPRO 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!

MEREDA Matters Podcast

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!
<https://mereda.org/podcasts/>

The MEREDA Matters Podcast is Sponsored by Gold Level: **Kennebec Savings Bank**
Bronze Level: **Clark Insurance**, A Marsh & McLennan Agency LLC Company & **Bangor Savings Bank**

Upcoming Events

The Basics of Title Insurance



This program is designed to inform and educate real estate professionals in Maine on the basics of title insurance and what it involves.

A Notable Night... A Social Celebration ...



We’re excited to honor the 2024 Notable Projects on May 14th as we also celebrate our 40th anniversary. This “social celebration” will be in place of our Spring Social.

Economic Outlook for Greater Bangor



Nick Navarre Photo

This panel discussion will cover key trends in housing, construction, commercial real estate, and development, featuring insights from

industry professionals.

[Learn More](#)[Learn More](#)[Learn More](#)**April 9, 2025** - DevelopME Lunch & Learn - The Basics of Title Insurance*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** - A Noteable Night...A Social Celebration of 2024's Best Projects and MEREDA's 40 Years of Supporting Responsible Development*Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME***June 5, 2025** - Morning Menu Breakfast Event - Greater Bangor Economic Development Update*Hollywood Casino, 500 Main Street, Bangor, ME***September 10, 2025** - Morning Menu Breakfast Event - Topic Coming Soon!*McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME***October 23, 2025** - MEREDA Moves 2025 Spring Conference to Fall*Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME***October 30, 2025** - Morning Menu Breakfast Event - Topic Coming Soon!*Hollywood Casino, 500 Main Street, Bangor, ME***November 6, 2025** - MEREDA's Annual Fall Networking Social*Hilton Garden Inn, Portland Downtown Waterfront, 65 Commercial Street, Portland, ME***November 18, 2025** - Morning Menu Breakfast Event - Topic Coming Soon!*McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME***December 16, 2025** - Morning Menu Breakfast Event - Topic Coming Soon!*McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME***February 26, 2026** - Annual Forecast Conference & Member Showcase*Holiday Inn By the Bay, 88 Spring 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:



Sustainer Level Members:



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



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