



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

Summer 2025

WELCOME to the Latest Edition of MEREDA's Online Newsletter

Public Policy Update

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

Check out our Legislative update below.

Strikes for Scholars Fundraiser Update!

MEREDA Donates \$15,000!

Listen UP!

*MEREDA Matters Podcast
New Format!*

MEREDA Index Report Released for 2024

MEREDA Proudly Recognizes 2024 Notable Project Recipients



Summer in Maine! From scenic coastal views to world-renowned lobster rolls and countless adventures waiting just outside your door, Maine offers the ideal backdrop for relaxation and rejuvenation.

Thank you for being an essential part of our community. Your membership and trust in our organization empowers us to effectively champion your needs and help drive positive change throughout Maine's real estate landscape. We're grateful to count you among our valued members and appreciate your ongoing partnership with us.

As we continue our commitment to keeping you informed, we're excited to share this latest newsletter with you. We trust you'll discover valuable information in these pages!

Sincerely,

Sponsorship Opportunities!

A sponsorship is a great way to enhance your company's visibility and exposure.

Shelly R. Clark
Executive Director

Public Policy Update

132nd Legislature Concludes First Special Session; Housing Successes but Critical Work Remains

The 132nd Legislature concluded its First Special Session on June 25, 2025. Unless a bill has an emergency preamble and was enacted on a 2/3 majority basis (in which case it takes effect immediately upon becoming law) it will take effect on the General Effectiveness Date, which is Wednesday, September 24, 2025.

[Attached is a review of bills enacted into law related to housing.](#) Many bills still remain – including key MEREDA initiatives like the WIN Act, LD 1926. Additionally, while many positive steps were taken to move the needle on housing, MEREDA is optimistic that the next session can be spent on more development initiatives to help close the financing gap to build attainable housing for all Mainers.

Highlights from the First Regular and First Special Sessions:

Limited Impact Fees! LD 1498. Limits impact fees to a proportional value of necessary land improvement; limits municipalities ability to hold fees in a fund by requiring use or return of fees within 365 days.

Permanent revenue stream for Low Income Housing Tax Credit. LD 210. Increase in Real Estate Transfer Tax for properties over \$1 million to support a permanent revenue stream for the Low Income Housing Tax Credit. This bill included a number of important adjustments to administrative structure by providing additional support to the Maine Office of Community Affairs (MOCA).

Land Use Changes to Encourage Infill Development! LD 1829. 5,000 sq. ft minimum lot size, four units on a lot subdivision threshold, affordable housing height bonus, and more!

Restricting Municipal Parking Mandates! Limiting municipal parking space mandates. LD 437, awaiting Governor's signature.

Improvements to Historic Tax Credit. LD's 146 and 1755 expedite the accrual period for the credit for substantial projects and provide up to a 20% booster for housing in rural historic properties, respectively.

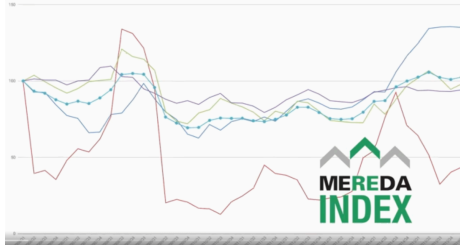
Work to Incentivize Housing Remains

MEREDA will be continuing to work with our partner organizations over the summer and fall to coordinate on advancing more legislation to help overcome the barriers to attainable housing creation in Maine. MEREDA will be particularly focused on the WIN Act, which would provide overlay density bonuses for workforce affordable housing – LD 1926. We look forward to coordinating with our members to support this effort, and will continue to push for critical changes to encourage all types of housing for Mainers.

If you are interested in participating on our Public Policy Committee, or any of our other standing committees, please contact the MEREDA office.

Special shout-out to MEREDA's Public Policy Committee as well as MEREDA's Governmental Relations Team at Pierce Atwood for their outstanding representation of MEREDA in Augusta!

MEREDA Releases the MEREDA Index Report for 2024



MEREDA has released its 19th edition of The MEREDA Index. As a key economic indicator for Maine, the MEREDA Index measures the pulse of the state's real estate industry and is the leading way our industry tracks changes in Maine's real estate markets. **This most recent edition covers the Index through the fourth quarter of 2024 and shows an increase of 2.9%¹ between 2023 and 2024.** The MEREDA Index was tabulated by economist Dr. Charles Colgan.

To download a copy of the full report, please click [here](#).

¹ Compared with annual average 2024.

MEREDA Matters Podcast - Sponsorship Opportunities

MEREDA Matters is back for Season 3! This dynamic podcast puts you in the room with Maine's real estate industry leaders, featuring insider conversations delivering fresh insights from the voices driving responsible development in Maine.

Format Changes for Season 3

We're excited to announce a new, more focused format maintaining our commitment to delivering high-quality content and **offering a more curated quarterly approach.**



Sponsoring a MEREDA event provides great exposure and is a great opportunity to showcase your company. **For sponsorship inquiries and detailed pricing information, please contact:** MEREDA's Executive Director, Shelly R. Clark, info@mereda.org or click [here](#).

Catch up on Past Episodes!
<https://mereda.org/podcasts/>

**Many thanks to Kennebec Savings Bank and Clark Insurance
 for renewing their generous sponsorship!**



Interested in becoming a MEREDA Matters 2025/2026 sponsor?

Contact the MEREDA Office Today!

MEREDA's Strikes for Scholars Fundraiser Raises \$15,000 for Maine Students Entering into the Building Trades



MEREDA believes strongly in empowering Maine students on their journey towards careers that resonate with our core values of fostering responsible development and ownership of real estate across the state. Every dollar raised at the event directly benefits students as they pursue studies in the building trades.

Due to the success of MEREDA's **Annual Strikes for Scholars Bowl-a-Thon Fundraiser**, the organization **donated a total of \$15,000 towards scholarships to Maine students entering the building trades**. \$5,000 designated towards scholarships was provided to each of the following: **Associated General Contractors of Maine's Education Foundation, Associated Building and Contractors of Maine, and the ACE Mentor Program of Maine.**

Since the fundraiser's inception 13 years ago, MEREDA is proud to have raised and donated over \$196,000 to deserving Maine students.

Thank you to our event sponsor **SERVPRO**, to **Clark Insurance** for covering the initial bar tab as well as donating to the cause, to valued member **Bill Johnson** for also donating to the cause, our bowling teams, and those who purchased raffle tickets! Additional thanks to the folks at **Port Property** for allowing us the use of their Lancaster Street parking lot to help with the overflow of guests!

And the winners are...

Congratulations to **First Place Winners from Team "Legion of Doom"** (Consigli Construction) and **Runners-up Team "MCB 1"** (Maine Community Bank)!

Taking home the **Best T-Shirts title is "McBowlers"** (Malone Commercial Brokers)! They also won free bowling at Bayside Bowl!

We look forward to bowling with everyone again next year!



Check out more great photos from the event [here](#) on MEREDA's Facebook Page!



MEREDA's Fall Conference - The Housing Crisis: Can We Crack the Code?



October 23, 2025 - Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

MEREDA's Fall Conference will focus on the future of real estate and development in Maine, with a special emphasis on the housing sector. The event will explore the challenges and opportunities in creating housing, including the barriers developers face, as well as state and local trends shaping the housing market. Experts will delve into the economic impact

of the ongoing housing crisis across the state, offering insights into how Maine can address its housing needs in a sustainable and impactful way. The conference will bring together industry leaders, policymakers, and stakeholders to discuss solutions and innovative approaches to the evolving housing landscape.

Check out our available sponsorships!

Additional details and our full lineup of panelists will be announced soon.

Introducing our Keynote Speakers:



Dr. Christopher Herbert, Managing Director of the Harvard Joint Center for Housing Studies



Ken Entenmann, CFA, Chief Investment Officer & Chief economist at NBT Bank/NBT Wealth Management

MEREDA's 2024 Notable Project Recipients Honored

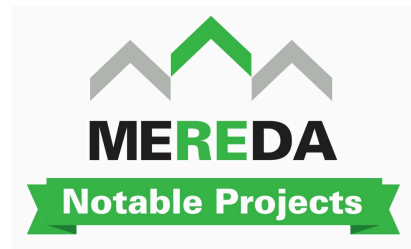


MEREDA's 2024 Notable Project Recipients:

Above: Firehouse Village, Firehouse Ventures and Avesta Housing (Scarborough), 99 Western Avenue Apartments, Mastway Development (Augusta), The Malone Family Tower, MaineHealth and Perkins&Will (Portland), **Left:** Seaport Community Health Center, Penobscot Community Health Center (Belfast), **Right:** Tekakapimək Contact Station, Elliottsville Foundation (Katahdin Woods and Waters National Monument), **Below:** Vertical Harvest, Vertical Harvest Maine (Westbrook), Stacy M. Symbol Apartments, Westbrook Development Corporation (Westbrook), Nightingale & State Street Campus Redevelopment, NewHeight Group and Redfern Properties (Portland), Front Street Redevelopment, Portland Housing Authority (Portland)



The Maine Real Estate & Development Association (MEREDA), the state's leading organization promoting responsible real estate development, honored projects from Scarborough to Belfast to the Katahdin Woods and Waters National Monument, with each receiving special recognition at MEREDA's 2024 Notable Night celebratory event on May 14th.



Each year, MEREDA recognizes some of the state's most "noteworthy and significant" real estate projects, completed in the previous year. The exemplary projects from across the state, completed in 2024, not only embody MEREDA's belief in responsible real estate development, but also exemplify best practices in the industry, contributing to Maine's economic growth by significant investment of resources and job creation statewide.

Each of the nine projects was selected in part based upon criteria including: noteworthy and significant project completed* in 2024 (*Building Occupancy Permit issued by 12 31 24), environmental sustainability, economic impact, energy efficiency, social impact, uniqueness, difficulty of development and job creation.

[Read more >>>](#)

Election of Officers | Retirees Thank You | Welcome New Additions

MEREDA Elects 2025 - 2026 Officers

The Maine Real Estate & Development Association Board of Directors elected its 2025 / 2026 slate of officers which include President **Shannon Richards** of Hay Runner, **Jennifer Small** of Malone Commercial Brokers, Treasurer **Mark Stasium** of Camden National Bank, and Secretary **Shelly R. Clark**, who also serves full time as MEREDA's Executive Director.



Shannon Richards



Jennifer Small



Mark Stasium



Shelly R. Clark

MEREDA Announces Retirements from Board of Directors



MEREDA
Maine Real Estate &
Development Association

Supporting Responsible Development

Appreciation for Our Retiring Board Members!

These exceptional professionals demonstrate the committed stewardship that proves essential to a volunteer-driven organization such as MEREDA. Their contributions have made a meaningful impact that will benefit the organization for years to come.



Pictured Above, **Craig Young** of The Boulos Company, left, **Jason Favreau** of BerryDunn, right **Matt Early** of Maine Community Bank with Shelly Clark, Executive Director and Jenn Small, MEREDA Vice President.



Click [here](#) to read the full press release.

Welcome to our New Board Members

We're thrilled to welcome **Lenny Rendell** of BerryDunn, **John Finegan** of The Boulos Company, and **Justin Laverriere** of Maine Community Bank as MEREDA's newest board members. Each brings unique strengths in real estate, development, and investment that will support our ability to advance MEREDA's important work. As MEREDA continues its mission to support responsible development,

these accomplished professionals will help drive our vision forward with their combined experience and unwavering commitment to our goals.



Lenny Rendell



John Finegan



Justin Laverriere

Click [here](#) to read the full press release.

Sponsorship Opportunities

Looking for an effective way to enhance your business's visibility and gain exposure to potential clients and partners? Look no further than sponsoring an upcoming event with MEREDA!

MEREDA organizes and hosts a variety of events throughout the year, from our signature annual Forecast and Spring Conferences to networking receptions and seminars at various locations around the state.

By becoming a Sponsor, you'll receive exclusive opportunities to showcase your brand, connect with influential industry leaders, and position your organization as a top player in the commercial real estate industry. Don't miss out on this chance to elevate your business's profile - sign up to become a MEREDA Sponsor today!



For more detailed information on each sponsorship opportunity click the link below or click the graphic above:

<https://mereda.org/sponsorship-opportunities-info-benefits/>

Or contact Shelly R. Clark at 207-874-0801 or info@mereda.org.

Special thanks to **Norway Savings Bank** for their Gold Sponsorship of MEREDA's Morning Menu Breakfast Series in 2024-2025 and their renewed partnership for 2025-2026!



Upcoming Events

Overview of Key Tax Provisions of the One Big Beautiful Bill



Join us on September 17th as we kick off our Fall Morning Menu Breakfast Event Series!

[Learn More](#)

The Housing Crisis: Can we Crack the Code?



Keynote Speakers include: **Dr. Christopher Herbert**, Managing Director of the Harvard Joint Center for Housing Studies and **Ken Entenmann**, CFA, Chief Investment Officer & Chief economist at NBT Bank.

[Learn More](#)

MEREDA's Morning Menu Returns to Bangor



Nick Navarre Photo

City Perspective on Economic Development

[Learn More](#)



Mark your Calendar!

February 26, 2026

Holiday Inn By the Bay
88 Spring Street
Portland, ME

September 17, 2025 - Morning Menu Breakfast Event - Overview of Key Tax Provisions of the One Big Beautiful Bill

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

October 23, 2025 - Fall Conference - The Housing Crisis: Can We Crack the Code?

Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

October 30, 2025 - MEREDA's Morning Menu Returns to Bangor!

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 - Planning Session with the City of Portland's Planning & Urban Development Department

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

December 16, 2025 - MEREDA Welcomes Dr. Habib Dagher, Executive Director, Advanced Structures and Composites Center, UMO

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:



J. B. BROWN & SONS

Sustainer Level Members:



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



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