



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA's 2025 FALL CONFERENCE

The Housing Crisis *Can we Crack the Code?*

October 23, 2025



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Maine Real Estate &
Development Association

Supporting Responsible Development

2025 Fall Conference

October 23, 2025

Agenda & Scheduled Speakers

The Housing Crisis - *Can we Crack the Code?*

8:30 AM – 9:00 AM *(Includes Continental Breakfast)*

Registration | Exhibitors | Continuing Education Credit Sign-In

9:00 AM – 9:10 AM

Welcome & Housekeeping Remarks - Shannon Richards, MEREDA President

9:10 AM – 9:55 AM

State of the Nation's Housing - **Dr. Christopher Herbert**, Managing Director of the Harvard Joint Center for Housing Studies

9:55 AM – 10:25 AM

Mid-Year Numbers - **Kenneth J. Entenmann**, Chief Investment Officer & Chief Economist, NBT Bank / NBT Wealth Management

10:25 AM – 10:40 AM - **Break** - Networking

10:40 AM - 11:25 AM

Municipal Challenges - Moderated Discussion led by **Elizabeth Frazier**, Partner, Pierce Atwood

Panelists:

Vanessa L. Farr, Haley Ward

Hope Eye, Eastern Maine Development Corp.

Benjamin R.K. Breadmore, Town of Holden

11:25 AM – 12:10 PM

Innovations in Housing - Moderated Discussion led by **Dr. Christopher Herbert**, Managing Director of the Harvard Joint Center for Housing Studies

Panelists:

Rebecca Hatfield, Hancock Lumber

Kyle Barker, Primary Projects

Chris Marshall, GreenMars

12:10 PM - 12:30 PM **Moderated Audience Q&A & Wrap Up**

12:30 PM **Continuing Education Credit Sign-Out** *(Lunch is not included)*

Scan the QR Code to
download speaker bios,
presentations, etc.



CONTINUING EDUCATION CREDITS

Approved by the **Maine Board of Overseers** for 3 hours of **Legal** credits. *Sign-in Required.*

Approved by the **Maine Revenue Services** for 3 hours of **Assessor** credits. *Sign-in Required.*

Approved for 3 hours of **American Planning Association CM** credits. *Sign-in Required.*

This course has been approved by the **Maine Real Estate Commission** for 3 hours of In-Person Continuing Education Credits for **Real Estate Licensees and Appraisers**. *Sign-in & Sign-out Required*

This course has been approved by **AIA Maine** for 3 hours of **architect** credits. *Sign-in Required*

**** ATTENTION ****

Brokers & Appraisers are required to **sign the Sign-In sheet** before 9:00 AM, and **sign the Sign-Out sheet** at the end of the program, not before 12:30 PM.

You MUST sign the pink sign-in / sign-out sheets located next to the registration area. **Failure to sign both in and out sheets will result in the forfeiture of credits.**

We must have 2 signatures. No exceptions.

**** ATTENTION ****

Certificates of Completion will be Mailed to You.

CONTINUING EDUCATION CREDITS

SPEAKER BIOGRAPHIES

2025 Real Estate Fall Conference Speakers

Shannon Richards was born and bred in Maine. An artist and entrepreneur since she was young, she's spent the last 20-plus years in the practice of designing and building, manifesting a life centered around creation. Shannon has produced hundreds of custom homes, commercial spaces, pieces of furniture and fixtures. She is the founder of Hay Runner as a way to simplify the lifecycle of home ownership through buying, fixing up, designing, building, maintaining, and selling — helping people every step of the way. She is a part of the Greater Portland Board of Realtors, the Maine Association of Realtors, and the National Association of Realtors. She is currently serving a two-year term as president of the Maine Real Estate & Development Association (MEREDA) from 2024 – 2026.

Dr. Christopher Herbert is Managing Director of the Harvard Joint Center for Housing Studies and a Lecturer at the Harvard Graduate School of Design. In his decades of experience studying the U.S. housing market, Dr. Herbert has focused on the financial, social, and demographic aspects of homeownership, the dynamics of the rental market, housing affordability, and racial and socioeconomic segregation. Dr. Herbert has co-edited several books, including *The State of Housing Design* (Harvard University Press, 2023), *A Shared Future: Fostering Communities of Inclusion in an Era of Inequality* (2018), and *Homeownership Built to Last: Balancing Access, Affordability, and Risk After the Housing Crisis* (Brookings Institution Press, 2014). Dr. Herbert serves on the Board of Directors of Freddie Mac. He holds a PhD and Masters in Public Policy from Harvard University, and a BA in History from Dartmouth College.

The Harvard Joint Center for Housing Studies, a research center jointly affiliated with the Harvard Graduate School of Design and Harvard Kennedy School, strives to improve equitable access to decent, affordable homes in thriving communities. The center conducts rigorous research to advance policy and practice, and brings together diverse stakeholders to spark new ideas for addressing housing challenges. Through teaching and fellowships, the center mentors and inspires the next generation of housing leaders.

Kenneth J. Entenmann is Senior Vice President, Chief Investment Officer and Chief Economist at NBT Wealth Management. Ken has more than 35 years of investment management experience and is a Chartered Financial Analyst. He earned his B.S. in Applied Economics and Business Management from Cornell University and his M.B.A. from the University of Rochester's William E. Simon Graduate School of Business Administration. In his current role, Ken oversees more than \$9 billion in assets under management and administration in trust, custody, retirement, institutional and individual accounts.

Elizabeth Frazier is a partner at Pierce Atwood, focusing on government relations, lobbying, business advocacy, and environmental and land use policy. Elizabeth divides her time between Pierce Atwood's Portland and Augusta, Maine offices. Elizabeth grew up in and around her family's Maine-based small

SPEAKER BIOGRAPHIES

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business, which has given her unique insights into the challenges and opportunities of running a business in Maine.

Prior to moving back to Maine, Elizabeth served as a staffer for Congresswoman Chellie Pingree in her Washington, DC office. Her experience both in Washington and back home in Maine has given Elizabeth an understanding as to what resonates with Maine policy makers and how to shape a legislative strategy in the best interest of her clients. Specifically, Elizabeth's professional and political experience have given her a nuanced understanding of Maine politics, and her pragmatic approach to policymaking allow Elizabeth to elevate her clients' interests above the political fray.

Elizabeth has direct experience working with business, professional associations, and advocacy organizations to navigate complex legal, regulatory, and political issues. In this time of increased state-level policymaking, Elizabeth is intimately familiar with the interplay between multi-state business interests and local policymaking. Additionally, Elizabeth has been involved in the work of climate action and preparedness – an area rife with both risk and opportunity for Maine business.

Vanessa L. Farr, CNU-A, is the Regional Manager of Planning and Design at Haley Ward. She is a leading planning expert with over 25 years of professional planning and development experience servicing the public and private sectors from the biggest cities to the smallest hamlets. Vanessa specializes in urban design, sprawl retrofit, placemaking, and outcome driven zoning policy. Vanessa's expertise integrates thoughtful engagement strategies and design thinking, bringing a new level of craftsmanship and lasting value to every plan.

Hope Eye is the Senior Regional Planner and Community Impact Specialist under the Regional Planning Commission at Eastern Maine Development Corporation (EMDC), where she is part of a team that focuses on comprehensive planning, housing, and community-driven implementation. Hope holds two bachelor's degrees (Wildlife Ecology and International Affairs) and a Master's in Global Policy. At EMDC, she has organized regional housing and networking events, authored the Housing Roadmap specific to Greenville, Lincoln, and Old Town, and applicable in the region to use for zoning reform to increase housing, supports municipalities with Comprehensive Plans, grant applications, and ordinance updates across Penobscot and Piscataquis Counties, and parts of Waldo County. Her work utilizes a blend of technical assistance, and community and stakeholder engagement, with state and federal collaborative efforts, to translate planning into tangible projects, helping small towns expand all their options.

Benjamin R.K. Breadmore serves as the Town Manager and Chief Building Official for the Town of Holden, Maine, where he oversees municipal operations, community planning, and long-range infrastructure investment. His leadership has guided Holden through major capital projects, zoning and ordinance updates, and complex development reviews, with a focus on sustainable growth and community benefit.

SPEAKER BIOGRAPHIES

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Beyond Holden, Benjamin currently serves on the International Code Council's Board of Directors, representing Section E, which spans from Virginia to Quebec. He is also an active member of the Maine Town, City & County Management Association. For over a decade, he served with the Maine Building Officials & Inspectors Association, advancing professional development and strengthening code enforcement practices statewide.

In 2024, Benjamin received the MTCMA Leadership Award, recognizing his innovative, collaborative approach to municipal management. Whether reviewing large-scale development proposals, mentoring emerging professionals, or fostering public-private partnerships, he brings a practical, solutions-driven perspective. His work reflects a commitment to thoughtful governance and the belief that strong collaboration is the foundation of sustainable economic growth.

Rebecca Hatfield is the Chief Strategy and Growth Officer at Hancock Lumber. Previously, Rebecca served as President and CEO at Avesta Housing. During her nine years at Avesta Housing, she also held several other leadership roles, overseeing real estate development, construction services, property management and other functions.

Before joining Avesta, she was a senior vice president at Citigroup, working within the private, commercial and corporate banks. She has over 15 years of experience in finance, with a focus on deal structuring, underwriting, risk analysis, portfolio management, and relationship management. Rebecca currently serves on the boards of Camden National Bank and the John T. Gorman Foundation. She was named a Mainer of the Year in 2022 by Maine Magazine and a Woman to Watch in 2021 by Mainebiz magazine. In 2023, she received the MaineHousing Stephen B. Mooers Award.

Kyle Barker founded Primary Projects, an architecture firm committed to more communal, affordable, and sustainable housing. He's a member of the Design Advisory Council for the Cohousing Association of the United States, teaches at RISD, and has taught several housing studios at Northeastern University. As the winner of the Rotch Traveling Scholarship, he traveled across Europe, Australia, and Japan to study collective housing models. Over the past few years, he's designed nearly a dozen projects with Croft, a Maine-based prefabricated panel manufacturer, furthering the use of straw as a building material. He's an active Boston Society for Architecture member and the Small Practices Network Knowledge Community Co-Chair. He holds an MA from MIT, a BSID from the University of Cincinnati, and is licensed in Maine, Massachusetts, New York, and Michigan.

Chris Marshall is a partner at Acadia Realty Partners and a founding member of GreenMars Development, where he focuses on delivering creative housing solutions across Maine. Just three years ago, Chris made a mid-career transition into real estate after more than a decade in corporate management, sales, and marketing, most recently overseeing a \$750 million product portfolio for a subsidiary of Mars Corporation.

SPEAKER BIOGRAPHIES

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Since entering the industry, Chris has helped lead the development of hundreds of housing units, including innovative mixed-income and workforce housing projects designed to expand homeownership opportunities. His work blends analytical decision-making with a collaborative approach, building partnerships with municipalities, lenders, and community stakeholders to create projects that are both financially viable and socially impactful.

Chris brings a deep respect for the craft of real estate development, a willingness to learn from peers, and a commitment to contributing to Maine's housing supply in ways that serve both present and future needs.

Speaker Presentations and other related materials from today's event are available on the MEREDA website using this QR Code.

<https://mereda.org/resources/documents/>



Join the Conversation!



Twitter: @MEREDA2



Facebook: fb.com/MEREDA2

Wifi Name: MaineEDU-Guest

There is no password; at the prompt, accept the terms and conditions.

#MEREDA2025 | #MEREDAFallConference | #MaineRealEstate
#HousingCrisis | #MaineCRE | #RealEstateDevelopment

JOIN THE CONVERSATION

Want to Become More Involved in MEREDA's Initiatives? Consider Joining a Committee!



Maine Real Estate &
Development Association

Supporting Responsible Development

Participation on any one of MEREDA's volunteer 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.

We encourage anyone who is interested in becoming involved in one, or more, of our committees, to reach out to Shelly R. Clark, Executive Director at MEREDA by calling 207-874-0801 or sending an email to info@mereda.org.

Our Members are Invested in What we Do

MEREDA's strength has always come from the support and participation of its valued members. Their generous support is critical to continuing MEREDA's advocacy work, educational programming, and other services that are so vital to those in Maine's real estate industry

Thanks to their generosity, 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:



America's Most Convenient Bank®



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Our Members are Invested in What we Do

Sustainer Level Members:



LEGISLATIVE ADVOCACY

Fall 2025



Exciting Housing Action in the Off-Session

Though the Legislature is not formally in session, a number of working groups have begun to meet to discuss potential legislation for the next session. Of particular interest to MEREDA are the:

- **Housing Innovation Production Working Group.** This group is exploring the challenges and opportunities of modular and manufactured housing. This arises from LD 1453, Resolve 2025, Chapter 105. Examining potential for innovative housing construction technologies to reduce housing costs and accelerate production. Technologies under consideration include: modular, componentized housing, 3-d printing and other approaches to residential construction. The group is looking at regulatory and financial barriers to achieve this potential.
- **Regulatory Barriers to Housing Construction Working Group.** This group is exploring the existing local and state laws, regulations, and building codes that impact housing construction costs. This arises from LD 1375, Resolve 2025, Chapter 64. This group will look at building codes from the life safety perspective, the MUBEC adoption and code enforcement perspective, zoning and land use barriers, and permitting costs and timelines at the state level (DEP). On September 18, the subgroup working on codes and life safety agreed to begin the process to permit single-stair egress for up to four stories. Much work remains before the removal of this barrier becomes a reality, but MEREDA will be working hard to bring it to fruition!

Laws Took Effect on September 24, 2025, New Bills Due September 26

Laws from this past legislative session took effect on September 24, 2025, following the conclusion of the 90-day period after the legislature adjourned. Almost simultaneously, new bills were due to be submitted for consideration by the legislature on September 26th. Those bills will need approval from the Legislative Council, which is made up of the leadership from both the House and Senate. A couple key law changes that took effect on September 24 include:

Maine Office of Community Affairs. The Maine Office of Community Affairs (MOCA) now houses most of the state's key land use, resiliency, coastal planning, and municipal technical assistance programs. Relevant to MEREDA, MOCA will now oversee the MUBEC Board as well as code enforcement officer management and training. MEREDA hopes this change will bring new resources to the MUBEC Board and enable a more transparent decision-making process.

Effective November 1, 2025: Real Estate Transfer Tax Increase. To provide a permanent funding mechanism for key housing programs like the Maine Low Income Housing Tax Credit, the Rural Affordable Rental Program, and Housing First, the Real Estate Transfer Tax will increase \$3.80 per \$500 for property over \$1 million. The rate under \$1 million will remain at \$2.20. This change takes effect on November 1, 2025.

LEGISLATIVE ADVOCACY

Fall 2025

Working the WIN Act

MEREDA continues to advocate strongly for passage of the WIN Act, LD 1926. This bill is a no-cost, flexible solution to help developers pencil projects for middle housing. Middle housing ranges from 80% of AMI to up to 220% of AMI, and the WIN Act is designed to provide either a density bonus or alternative minimum lot size for housing in those income brackets. The WIN Act would provide developers the opportunity to build housing for Mainers. By enabling additional housing on the lot, the developer is able to reduce overall costs and provide more housing – this is a WIN WIN!

We will be sending an action alert in the coming weeks for MEREDA members to contact members of the Housing and Economic Development Committee (HED) in support of this crucial bill!

YOUR VOICE MATTERS!

HELP US MAKE A DIFFERENCE

MEREDA members can have a real impact on these important issues. We encourage our members to become involved in our legislative affairs, to attend our meetings, receptions and outreach opportunities.

MEREDA makes advocacy a high priority and we work hard throughout the year to give our members a voice in the legislative process. If you are interested in becoming involved please contact MEREDA's Executive Director, Shelly R. Clark at the MEREDA office at (207) 874-0801.

Listen Up! MEREDA Matters Podcast!



MEREDA Matters is the podcast that puts you in the room with the people who are driving responsible development in Maine. **We're excited to announce a new, more focused format for Season 3.** We've restructured the podcast to focus our resources on creating higher quality, more impactful content.

Our next episode is scheduled to air this month! Stay tuned!

In the meantime, be sure to check out past episodes!

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



Many Thanks to our Season 3 Sponsors!

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2025 Notable Project Nominations



Notable Projects

The Maine Real Estate & Development Association (MEREDA) is the state's leading organization of commercial real estate owners, developers and related service providers and the only voice for the real estate development industry in Maine. Our efforts to promote responsible growth through fair and predictable legislation and regulation are vital for a healthy, thriving economy.

Each spring, MEREDA celebrates Real Estate Development in Maine by recognizing various development projects throughout the state that meet certain criteria such as "notable" and "significant".

ELIGIBILITY: Projects will be chosen based in part on the following criteria:

- * Noteworthy & Significant Project Completed* in 2025. *
 ** Projects must have Building Occupancy Permit issued by December 31, 2025.*
- * Environmentally Sustainable
- * Difficulty of the Development
- * Uniqueness
- * Economic Impact
- * Energy Efficient
- * Social Impact
- * Job Creation

**** Nomination Deadline: January 15, 2026 ****

Recipients will be recognized at **MEREDA's Notable Night** event on April 30, 2026.

**The Nomination Process for MEREDA's 2025
Notable Project Awards is Now Open.**

**Complete the Application by
Scanning the QR Code to the Right.**



(Scanning this code will open a Google Forms Document on your device.)

NOTES

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

NOTES

MEREDA's 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.

Check out what's coming up this year!

October 30, 2025 - Morning Menu Heads to Bangor - City Hall to Construction Site
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 - Deconstructing Portland's Site Plan Process
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

January 15, 2026 - Morning Menu Breakfast - Topic to be Determined
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

January 29, 2026 - DevelopME Committee's Lunch & Learn Event - Topic to be Determined
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

April 30, 2026 - A Notable Night...A Social Celebration of 2025's Best Projects
Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

May 7, 2026 - Strikes for Scholars Bowl-a-Thon Fundraiser
Bayside Bowl, 58 Alder Street, Portland, ME

**Register for any of our events by
scanning this QR Code!**



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

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 1885, MEREDA now has nearly 360 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**, call Shelly R. Clark at (207) 874-0801, or scan the QR Code to the right to complete MEREDA's Online Membership Application!



MEREDA MEMBERSHIP BENEFITS



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 \$650 (regularly \$1,100)
- 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 \$950 (regularly \$1,100)
- 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 \$50

All members at the Supporter level and above receive:

- Advocacy – Legislative and regulatory lobbying efforts
- Education & Insight – Breakfast events and annual conferences, Mainebiz "Maine 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 Maine Real Estate Insider e-newsletter published by Mainebiz
- Opportunity to reserve a Forecast Conference Exhibitor booth at \$1,100

See Reverse Side for Details.

MEREDA MEMBERSHIP BENEFITS

Cornerstone \$5,500+	Sustainer \$2,750	Advocate \$1,350	Supporter \$50 - \$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	\$650	\$950	\$1100	Opportunity to reserve a Forecast Conference Exhibitor Booth (\$1,100 value)
√	√	√	√	Advocacy – Legislative and regulatory lobbying efforts
√	√	√	√	Education – Breakfast events and annual conferences
√	√	√	√	Industry Insight – <i>Mainebiz</i> Maine Real Estate Insider newsletter and MEREDA Index
√	√	√	√	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 e-newsletter

See Reverse Side for Details.

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>2025 Membership Benefit Levels</i>	<i>Minimum Annual Dues</i>
☐ I = Full Time Student	\$50
☐ II = Municipal / Government	\$300
☐ III = Individual	\$425
☐ IV = Corporate (<i>Includes up to 5 individual members</i>)	\$600
☐ V = Advocate	\$1350
☐ VI = Sustainer	\$2750
☐ 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 Committee
☐ DevelopME
 ☐ Local Issues Committee

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).



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MEREDA 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'S GUIDING PRINCIPLE:

Practicality, Predictability, and Clarity in Regulation

Invest Wisely.

MEREDA's Membership Returns:

Advocacy for Responsible Real Estate Development

Legislative Representation | Regulatory Monitoring

Business Networking Opportunities

Publications | Seminars & Conferences

Reap ^{the} Dividends.



Maine Real Estate &
Development Association

Supporting Responsible Development

6 City Center, 3rd Floor | Portland, ME 04101

Phone (207) 874-0801 | Fax (207) 899-4870

www.mereda.org | info@mereda.org

MEREDA OFFICERS:

Shannon Richards

President

Shelly R. Clark

Executive Director

Board Secretary

Jennifer Small

Vice President

Paul Peck

Vice President

Ben Brennan

Vice President

Mark Stasium

Treasurer

One of only a few associations of its kind, **MEREDA** was created in 1985 to provide industry perspective to Maine's government. Since then, the organization has grown to include over 360 Maine companies with experts in every related field.

