



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

April 2026

WELCOME to the Latest Edition of MEREDA's Online Newsletter

Signature Event Review

February 26, 2026

Public Policy Update

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

Check out our Legislative update below.

MEREDA Recognizes Annual Award Recipients

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

Listen UP!

Have you heard the *MEREDA Matters* Podcast?



In this issue, typically our largest, we bring you an update on the 2025 - 2026 Maine legislative session, along with a recap of the key issues our Public Policy Committee fought for on your behalf, we recognize our annual award recipients, and extend an invitation to our next "Notable" Event!

We're thrilled to share that the **2026 Forecast Conference & Member Showcase** was an outstanding success — drawing nearly 900 industry professionals for a dynamic day of insight into Maine's real estate economy. This year's event was especially memorable thanks to our keynote speaker, **Steve Weikal from MIT Center for Real Estate**, who delivered a fascinating look at the impact of AI on the real estate industry — a conversation our members are still talking about.

Missed a session you wanted to catch? No worries — you can view all conference presentations and this year's Awards Video on our [website](#).

Thank you to everyone who joined us — it was a remarkable day of learning and connection!

**Build Homes Build
Community**
Proud Founding Member

Thank you for your continued support and membership
— we're honored to advocate for you!

Sincerely,
Shelly R. Clark
Executive Director

MEREDA's Annual Forecast Conference & Member Showcase

On Thursday, February 26th, nearly 900 of Maine's real estate and development professionals gathered at the Holiday Inn By the Bay to hear the latest in economic trends from a respected group of peers. However, it was the opening and closing sessions that kept the crowd buzzing throughout the day.



"The Forecast Conference is a unique and special event. It pulls almost every Maine real estate and development professional together in one place," shared MEREDA President Shannon Richards. "Ideas are generated. Critical discussions happen. Connections are forged and yes, deals are made. If you are committed to responsible development, you have to be here". [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 2027!

February 25, 2027

Holiday Inn By the Bay
88 Spring Street
Portland, ME

Four Outstanding Professionals Honored in Awards Ceremony

On February 26, 2026, the Maine Real Estate and Development Association (MEREDA) **recognized four remarkable individuals for their significant and lasting 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.

Congratulations to:

- Public Policy Award Recipient** — Jason Howe, Preti Flaherty
- Robert B. Patterson Jr. Founder's Award Recipient** — Jason Favreau, BerryDunn
- President's Award Recipient**— Joe Wishcamper, The Wishcamper Companies
- Volunteer of the Year Recipient** — Jessamine Pottle, Haley Ward

We are proud to celebrate these outstanding members of our community!

Read the full article to learn why these 4 honorees earned this year's accolades! >>>



L-R: Shelly R. Clark, Jason Howe, Jason Favreau, Joe Wishcamper, Jessamine Pottle, Shannon Richards

MEREDA congratulates these award winners, and thanks every volunteer whose contributions of time and talent make the association's continued success possible.

Click [here](#) to watch the recognition video.

Public Policy Update

As the Legislature heads toward its final day on April 29, this session leaves behind a familiar tension: **broad agreement that housing is a crisis, paired with a persistent reluctance to do the things that would actually fix it.** MEREDA was deeply engaged throughout—often playing defense—and that work mattered more than the headlines suggest.



Housing & Land Use: Momentum Meets Resistance

The most notable policy dynamic this session was the effort to roll back prior land use reforms through **LD 2173**.

While those efforts did not fully materialize, they are instructive. The political environment has shifted

- Less appetite for statewide standards
- More deference to municipal control
- Increasing discomfort with policies that actually produce housing

In other words, **we are entering a phase where even modest reforms are treated as overreach.** That doesn't mean progress is over—but it does mean it's going to be harder, slower, and more contested.

Defensive Wins – Unexpectedly Impactful This Year

This was a year where **what didn't happen** may matter more than what did. MEREDA and its partners helped prevent meaningful rollbacks that would have significantly:

- Undermined housing production
- Increased regulatory uncertainty
- Driven costs even higher

These are quiet wins, but they are real. In the current environment, holding the line is not nothing—it's essential.

Funding Misses: LD 2164 and LD 435

Two decisions stand out:

[Continue Reading >>>](#)

MEREDA to Host 14th Annual SOLD OUT Strikes for Scholars Fundraiser

MEREDA's Bowl-a-Thon Fundraiser,
Strikes for Scholars is May 7, 2026

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.

Many Thanks to our Generous Sponsors!



\$\$ Cash Raffle Sponsor! \$\$

Listen Up! MEREDA Matters Podcast

The MEREDA Matters Podcast gives you insider conversations that highlight the people, stories, and relationships behind the real estate and development deals in Maine.

These quarterly episodes feature candid conversations with Maine's real estate leaders. You can find it **at MEREDA.org, Simplecast, or wherever you get your Podcasts!**



We invite you to listen in! <https://mereda.org/podcasts/>

The MEREDA Matters Podcast is Generously Sponsored by:

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A Notable Event!

A Notable Night... A Social Celebration of 2025’s Notable Projects, Awards Ceremony, and some of the Best Networking Around!



On April 30, 2026, MEREDA will host a "Notable Night" to recognize our 2025 Notable Project Recipients, the projects that are driving and defining responsible development in Maine. This event is an opportunity for our industry to celebrate the creative design and building that is happening here and contributing to Maine's future success.

April 30, 2026
5pm - 7pm

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

**** Don't Miss Out! Purchase your tickets here. ****

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Morning Menu Breakfast Events

On the Horizon! We only have two Morning Menu events left for the season!

May 21, 2026 - Portland

Topic: **How Changing Building Codes can Help Create Affordable Housing**

This presentation will address key life-safety considerations for residential buildings and how they can be used to maximize housing.

[Learn more and register here!](#)

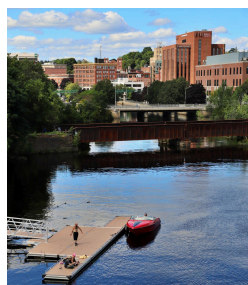


Image Credit: Midjourney

We're proud to recognize **Norway Savings Bank** as our 2025–2026 Morning Menu Breakfast Event Sponsor. Thanks to their continued generosity, we're able to bring you timely, informative monthly breakfast events throughout the year — keeping our community informed and connected all year long!



Bangor, we're coming back! Following an incredible Networking Event earlier this month, MEREDA is making a **return visit on June 4th**, this time for breakfast — and we can't wait!



June 4, 2026 - Bangor

Topic: **Understanding Maine's Economy: Statewide Drivers and Local Impact**

This panel will bring together leaders in economic development, finance, healthcare, and higher education to explore the forces shaping Maine's economy — and what they mean for Bangor's future.

Image Credit: Nick Navarre

[Learn more and register here!](#)

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Networking in the Queen City

It had been a while since MEREDA brought a networking event to the Bangor area, and the incredible turnout on **April 2nd** reminded us just how much our members value these opportunities to connect.

A heartfelt thank you to our sponsors whose generosity made the evening possible — your support means so much! We look forward to seeing everyone again in June!

Many thanks also to **Heart of Maine United Way** for allowing us the use of their beautiful office space!



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Build Homes Build Community



Build Homes, Build Community, a non-partisan research driven coalition working to ease Maine’s housing crisis. BHBC will serve as a statewide resource for pro housing information, education and solutions that educate residents, businesses, municipalities, and policy makers on how to become part of the housing solution.

BHBC is led by these respected member organizations: Maine State Chamber of Commerce, Portland Regional Chamber of Commerce, Maine Affordable Housing Coalition (MAHC) and the Maine Real Estate & Development Association (MEREDA).

How to get involved:

Scan the QR code to sign up for the mailing list;

Show up to support housing projects in your town;

Email your state and local policy makers and share that housing is the solution to many of Maine’s challenges.



<https://yestohousing.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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