



Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA News Bulletin

Summer 2026

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 is Back for Season 4!

MEREDA Index Report Released for 2025

MEREDA Recognized 2025 Notable Project Recipients



Summer has returned to Maine — sunlit harbors, fresh lobster rolls, and adventure around every bend. It's the season that reminds us why so many people choose to call this state home.

Thank you for being a vital part of our community. Your membership fuels our work advocating on your behalf and driving meaningful progress across Maine's real estate landscape. We don't take that partnership for granted, and we're glad to have you with us.

As always, we're committed to keeping you informed and connected. We hope this newsletter brings you insights you can put to good use — enjoy!

Sincerely,

Shelly R. Clark

Executive Director

Sponsorship Opportunities!

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

Public Policy Update

MEREDA Seeks Member Input on 2027 Policy Agenda

Members of the MEREDA Executive and Public Policy Committees have begun brainstorming possible legislative action items for the 133rd Legislature, which will begin its work in earnest in January, 2027. MEREDA intends to continue its focus on legislation that creates a more fair, practical, and predictable development landscape for Maine.

MEREDA hopes to build on its success in the 133rd Legislature by tackling legal and regulatory issues commonly faced by housing creators in particular and all real estate developers generally. As it does every two years, the Public Policy Committee is surveying members for their input and suggestions to help us craft our legislative agenda.

Please submit your responses below by August 15, 2026.

<https://forms.gle/DxUzGxiXKN2anCcE9>

DEP to Release Concept Draft of Permit-by-Rule Changes to Promote Development

MEREDA eagerly awaits the release of a concept draft of permit-by-rule changes from the Department of Environmental Protection in the coming weeks. For the past several weeks, DEP has been connecting with stakeholders, including housing developers, to discuss methods of modifying Maine's existing permitting process, particularly for the Site Location of Development Law Act (SLODA), to encourage development and streamline administrative oversights.

MEREDA will engage its members for comments on the concept draft once it has been released. We look forward to continuing to work with DEP to streamline permitting and modernize Maine's statutes and regulations to promote responsible real estate development.

Housing Data Rolling In

Following the enactment of LD 1184 in the most recent legislative session, Maine towns with a population over 4,000 are required to submit data regarding housing creation in their communities. The first datasets from that mandate are now available. They indicate that municipalities issued 7,499 building permits in 2025, about 9% above the state's annual goal of 6,900 units after accounting for demolition.

While there is good news in the increase in unit creation, the data also highlights that much of this growth may not be occurring where workforce housing is most needed. Most new units were market-rate, single-family homes, with only about 13% income-restricted and 7% accessory dwelling units (ADUs). Building activity was strongest on a per-capita basis in Sagadahoc, York, and Cumberland counties, while resort communities such as Newry and Carrabassett Valley led the state in permits per 1,000 residents. Although Portland issued the most permits overall, other high-growth and tourist areas outpaced it on a per-capita basis.

The report, based on submissions from 182 municipalities, provides the state's first comprehensive snapshot of housing production but also underscores gaps in the data—such as how quickly

permitted homes are completed and occupied—and raises questions about whether current construction is sufficiently addressing Maine's affordable and workforce housing needs.

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

Build Homes, Build Community Update

Build Homes, Build Community (yestohousing.me), the statewide pro-housing initiative MEREDA helped found alongside the Maine Affordable Housing Coalition, the Maine State Chamber of Commerce, and the Portland Regional Chamber, is moving into its next phase and is now reviewing applications for a part-time, contract Coalition Manager. The role will convene and coordinate the founding partners, build local support for housing before individual projects become controversial, and work directly with business, civic, and municipal leaders to advance housing-supportive zoning, TIFs, workforce housing strategies, and growth planning. We're excited to find an individual who is as passionate about housing as we are!

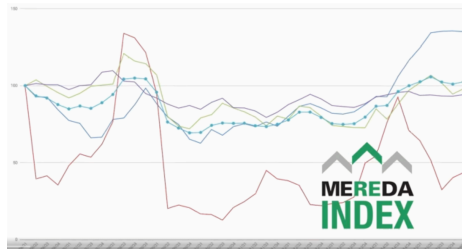
MEREDA's Fall Conference – The Governor's Race: Through the Lens of Maine's Commercial & Residential Real Estate Industry

MEREDA will welcome **Democratic Nominee Hannah Pingree, Independent Nominee Rick Bennett, and Republican Nominee Bobby Charles** to its Fall Conference on Wednesday, September 16th.

This event will be informative for MEREDA members and all Maine voters. It will also help set the stage for the next four to eight years of housing and economic policy from the Blaine House.

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

MEREDA Releases the MEREDA Index Report for 2025



MEREDA has released its 20th 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 2025 and shows a decrease of 3.7%¹ between 2024 and 2025.** 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 2025.

MEREDA Matters Podcast - Sponsorship Opportunities

MEREDA Matters is back for Season 4! 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.

Since introducing our curated quarterly format last season, we've heard from listeners and sponsors alike that this more focused approach has been a hit — delivering high-quality conversations while creating even more meaningful visibility for our sponsor partners.

Interested in sponsoring MEREDA Matters? Sponsorship offers great exposure and a unique opportunity to showcase your company alongside the voices shaping Maine's real estate industry.

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!

Gold Sponsor



Bronze Sponsor



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



At MEREDA, investing in Maine's next generation of construction and building trades professionals is central to our mission of fostering sustainable real estate development across the state. **Thanks to the incredible generosity of our community, this year's Bowl-a-Thon fundraiser exceeded expectations — and the impact speaks for itself.**

This year marks our 14th annual scholarship cycle, a milestone that reflects the steady growth of this program in both reach and meaning. Since its inception, MEREDA has directed more than \$211,000 toward Maine students pursuing careers in the building trades. We're proud to add another \$15,000 to that legacy this year.

🎓 **A scholarship contribution of \$5,000 will be awarded to each of the following organizations: the Associated General Contractors of Maine's Education Foundation, Associated Builders and Contractors of Maine, and the ACE Mentor Program of Maine.**

We extend our heartfelt thanks to everyone who came together to support Maine students pursuing education in construction, design, engineering, and architecture. A special thank you to our sponsors —**The Boulos Company, SERVPRO, and Clark Insurance**—as well as our bowling teams and everyone who purchased raffle tickets! Together, we are creating real, lasting opportunities for Maine's aspiring professionals!

And the winners are...

First Place AND Runner-Up? Both go to Maine Community Bank! 🏆 Team "MCB B" takes the top spot, with Team "MCB A" right on their heels. Two teams, one bank, two sets of Portland Sea Dogs tickets!

Taking home the **Best T-Shirts** title is **Maine Community Bank**! 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 Governor's Race: Through the Lens of Maine's Commercial & Residential Real Estate Industry

SAVE THE DATE: September 16, 2026

Hannaford Hall — Abromson Community Education Center

Maine's next chapter is on the ballot. Join MEREDA to hear how the candidates' visions could shape housing, development and economic growth statewide.

[REGISTER TODAY >](#)

Rick
Bennett

Bobby
Charles

Hannah
Pingree

MEREDA will welcome **Democratic Nominee Hannah Pingree, Independent Nominee Rick Bennett, and Republican Nominee Bobby Charles** to its Fall Conference on Wednesday, September 16th.

The future of our communities has never been more important. This gubernatorial race brings housing, economic development, and affordability to the forefront. **Commercial and residential real estate are at the center of these conversations—from expanding housing opportunities and supporting local businesses to revitalizing downtowns and strengthening our economy.** This conference gives each candidate the opportunity to present their vision and solution for these important issues.

This event will be informative for MEREDA members and all Maine voters. It will also help set the stage for the next four to eight years of housing and economic policy from the Blaine House.

Ken Entenmann, CFA, Chief Investment Officer & Chief economist at NBT Bank/NBT Wealth Management will provide an economic update.

[Registration is Open! Click Here to Purchase your Tickets.](#)

Support this important event with a sponsorship! 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](#).

MEREDA's 2025 Notable Project Recipients Honored

From Orono to Portland: 7 Development Projects Recognized for excellence by MEREDA

The Maine Real Estate & Development Association wrapped up its annual Notable Night celebration on April 30, 2026, at Hannaford Hall in Portland, shining a spotlight on seven commercial development projects that made a lasting mark on Maine's built environment last year.



This year's honorees represented a wide range of project types — from historic rehabilitation to large-scale mixed-use development — united by their demonstrated impact on Maine communities.

[Read more >>>](#)



2025 NOTABLE PROJECT RECIPIENTS

Above: **The Downs**, M&R Development (Scarborough), **Estabrook's Pownal Production Facility**, Estabrook Farm & Greenhouses, Inc. (Pownal), **UNE Harold & Bibby Alfond Center for Health Sciences**, UNE (Portland) Left: **Wedgewood**, Avesta Housing & Lewiston Housing, (Lewiston), Below: **Shawn Walsh Hockey Center & Alfond Arena Renovation & Expansion**, University of Maine (Orono), **The Boyd Block**, East Brown Cow, (Portland), **Gehring House**, Northern Forest Center (Bethel)



Election of Officers | Retirees Thank You | Welcome New Additions

MEREDA Elects 2026 - 2027 Officers

The Maine Real Estate & Development Association Board of Directors elected its 2026 / 2027 slate of officers which include President **Jennifer Small** of Malone Commercial Brokers, Vice President **Paul Peck** of Drummond & Drummond, LLP, Vice President **Ben Brennan** of KONE Elevators, Treasurer **Justin Laverriere** of Maine Community Bank, and Secretary **Shelly R. Clark**, who also serves full time as MEREDA's Executive Director.

[Read full press release >>>](#)



Jennifer Small



Paul Peck



Ben Brennan



Justin Laverriere



Shelly R. Clark

MEREDA Announces Retirements from Board of Directors



Many Thanks to Our Retiring Board Members!

It is with deep gratitude that we honor the members of our board who are stepping down this year after many years of service. Their steady leadership, generous commitment, and thoughtful guidance have left a lasting mark on our organization. It has been an honor to serve alongside them, and we offer our sincerest thanks for all they have given.





Pictured Above, **Mark Stasium** of Camden National Bank, left, Shannon Richards, **Gary Vogel** of Drummond Woodsum & MacMahon, right **Theresa Hodge** of Bath Savings Institution, and Shelly Clark, Executive Director of MEREDA.



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

Welcome New Board Member



Maine Real Estate &
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MEREDA Welcomes Molly Briggs to its Board of Directors!



We are thrilled to welcome Molly to the MEREDA board. Her deep ties to the Bangor community and her breadth of experience in commercial real estate make her an incredible asset to our organization. We look forward to the perspective and energy she'll bring as we continue to grow our presence and impact across Maine.

Molly Briggs
Executive VP of Lease Administration
Epstein Commercial Real Estate

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.

Check Out Our Upcoming Events



September 16, 2026 - MEREDA's 2026 Fall Conference: The Governor's Race: Through the Lens of Maine's Commercial & Residential Real Estate Industry **SPONSOR THIS EVENT!**
Hannaford Hall - Abromson Community Education Center, 88 Bedford Street, Portland, ME

October 15, 2026 - Morning Menu: Understanding Maine's Economy: *Statewide Drivers and Local Impact*
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

October 28, 2026 - Morning Menu: A discussion around energy, economic development, and the opportunities and challenges facing Maine businesses and communities.
Hollywood Casino, 500 Main Street, Bangor, ME

November 12, 2026 - MEREDA's 2026 Fall Networking Social
Hilton Garden Inn, Portland Downtown Waterfront, 65 Commercial Street, Portland

November 19, 2026 - Morning Menu - Your Property. Your Risk. Your Recovery.
Disaster Preparedness and Claims Strategy for Commercial Real Estate Owners and Operators
McGoldrick Career & Student Success Center, 35 Bedford Street, Portland, ME

February 25, 2027 - MEREDA's Annual Forecast Conference & Member Showcase
Holiday Inn By the Bay, 88 Spring Street, Portland, ME

Special thanks to **Norway Savings Bank** for their Gold Sponsorship of MEREDA's Morning Menu Breakfast Series in 2025-2026 and their renewed partnership for 2026-2027!



Mark your Calendar!

February 25, 2027

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:



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Maine Real Estate & Development Association

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

www.MEREDA.org

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