



Maine Real Estate &
Development Association

Supporting Responsible Development

Press Kit

www.mereda.org

2 Market Street, 5th Floor • Portland, Maine 04101 • Tel: (207) 874-0801 • Fax: (207) 874-0802

MEREDA Fact Sheet

Mission: Promote fair and responsible development and ownership of real estate throughout the State of Maine.

Guiding Principle: Practicality, Predictability, and Clarity in Laws and Regulation affecting development on the state and local level.

Vision: MEREDA represents all aspects of the real estate development industry in Maine, including developers, service providers, and property owners. It is the place to go for development ideas, networking and solutions.

Membership: Only association of its kind in Northern New England. MEREDA has more than 200 member firms that employ thousands of Maine citizens. These companies encompass a wide array of non-profit and for-profit real estate-related businesses including – developers, builders, managers, brokers, attorneys, accountants, lenders, engineers, consultants, architects, appraisers, suppliers, community development associations, housing authorities, and municipalities.

Service Maine Real Estate & Development Association is firmly committed to vigorously presenting the views and concerns of its members and advocating effectively on their behalf on issues that affect them to state lawmakers and other government officials.

The organization also offers its members numerous educational and networking opportunities to broaden their knowledge of real estate-related issues and trends, and to interact with hundreds of other industry professionals.

History:

1985 The Maine Real Estate Development Association was started. At the time there was no other organization that could effectively represent and lobby legislators on behalf of owners of housing developments in Maine.

1988 MEREDA was instrumental in helping get the Maine Growth Management Law bill passed, which helped bring consistency in development planning and land use regulations.

1991 The first Forecast Conference was held. MEREDA’s Signature Event, the Forecast Conference has always been a must-attend event for professionals looking to gain valuable insights on the state of the Maine economy and what lies ahead for the real estate industry. MEREDA assembles some of Maine’s most respected real estate leaders to provide the always popular overviews of various markets and sectors.

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- 1995** The first Spring Conference was held to educate members and the community on trends and impacts in the real estate and development sectors. This event is generally used to highlight emerging issues and other topics affecting the real estate industry.
- 1998** MEREDA Hosts Bangor-Area Regional Conference.
- 1999** MEREDA's sponsored legislation, "An Act to Expedite Disputes among Commercial Landlords and Tenants" is signed by Governor Angus King and becomes law. This legislation will significantly increase the ability of commercial landlords to act against defaulted tenants.
- 1999** MEREDA supports Land for Maine's Future program endorsing funding through bonding.
- 2000** MEREDA participates in the Task Force to Study Growth Management charged with reporting back on issues relating to the Growth Management Act, the subdivision law, and impact fees.
- 2003** At MEREDA's urging, the Legislature, with the financial support from the Maine State Housing Authority, established the Community Preservation Advisory Committee (CPAC) to provide a multi-year legislative focus on matters relating to community preservation, or "Smart Growth" or "Sprawl".
- 2003** MEREDA supports bill that provides incentives to municipalities to allow affordable housing be eligible for tax increment financing.
- 2003** MEREDA hosts 4th Annual Fall Networking Social at Hadlock Field.
- 2004** MEREDA hosts "L/A, It's Happening Here!" half-day Seminar.
- 2005** MEREDA hosts first-ever tradeshow event, MEREDA's Member Showcase.

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2007

Formula Business Ordinance Repealed: The ordinance would have excluded a large class of businesses, including many Maine businesses, from downtown Portland, casting the entire state in a bad light. MEREDA's efforts in demonstrating the impact of the ordinance were instrumental in the ordinance's subsequent repeal.

2009

MEREDA's Signature Event, the Annual Real Estate Forecast Conference hits record attendance with 550 attendees.

2010

MEREDA celebrates milestone with 25th Anniversary Gala Event.

2011

Today's MEREDA – Today President Tom Lea and MEREDA Board members continue to advocate for building rights, like the recent MEREDA-written legislative bill to correct a Department of Environmental Protection oversight on Vernal Pools Today's MEREDA focuses on educating members and the communities across Maine on building laws, eco-friendly development and impacts on the real estate market in general. MEREDA of 2011 is business and community leaders across the state and across the business trades.



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Thomas N. Lea

Tom is the president of the board of directors for MEREDA. He has been a residential and commercial real estate lender for the past 39 years, currently as the Senior Vice President and Maine Region Manager of Commercial Real Estate Finance for People's United Bank. Since 1988 Tom has focused exclusively on commercial real estate lending. He has a wide range of commercial lending experience, having worked with real estate investors and developers in regional and national markets as well as those investing in Maine's future. For the first half of his career he was employed by the largest S&L in Maine, and made loans to thousands of Maine homeowners. He also provided development and construction financing to many of Maine largest residential developers.

Tom is a 1970 graduate of Bowdoin College and holds an MBA from the University of Southern Maine. He has served on a number of non-profit boards over the years and currently sits on the Investment Committee of the Maine Housing Equity Fund, an investor in new affordable housing projects in Maine.



Anne Littlefield

Vice President of MEREDA Board of Directors, Anne has been directly responsible for for the entire scope of real estate investment in her 32 years in the industry. She currently serves as Vice President of Dead River Properties – a division of Dead River Company, where she has worked for 12 years. Previously she was a Regional Asset Manager for the Investment Division of UNUM Life Insurance Company, and a Director of Real Estate Investments for Prudential Insurance. At Prudential, she originated, underwrote, and closed commercial real estate equity and loan investments throughout.

Anne graduated from Syracuse University with a B.S. in Real Estate & Urban Development and Finance in 1977 and from Northwestern University with a Master's Degree of Management in Finance & Marketing in 1978. Anne has earned the CCIM (Certified Commercial Investment Member. Designations from IREM – Institute of Real Estate Management and is a CPM (Certified Property Manager). She also holds the RPA (Real Property Administrator) Designation, the FMA (Facilities Management Administrator) from BOMA – Building Owners and Managers Association and is a Member of ICSC - International Council of Shopping Centers.

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Drew Sigfridson

For the past eleven years, Drew has been actively involved in the commercial real estate industry in Maine. He is vice-president of the board of directors for MEREDA, has been a director and past-president for the Maine Commercial Association of Realtors, is the designated broker for CBRE | The Boulos Company, and currently serves on the board of directors for Avesta Housing and the New England Chapter of the Society of Industrial and Office Realtors. Drew joined the Boulos Company in 1998 and now resides in the Back Cove area of Portland with his wife, April, and their three children.



Gary D. Vogel

Gary is a MEREDA board member and the Chair of MEREDA's legislative committee. As chair of the Legislative Committee, he has directed MEREDA's legislative efforts for many years, and is a veteran of many legislative sessions. When not doing volunteer work for MEREDA, Gary is an attorney and partner at the Portland law firm of Drummond Woodsum. For the past 25 years, Gary has maintained a statewide law practice, focusing on commercial real estate and development, commercial transactions, business law, commercial finance and banking. Gary regularly represents real estate owners and developers and financial institutions in connection with all aspects of commercial real estate and development including land use and zoning matters, construction and development, leasing, affordable housing and tax credit transactions, and real estate related tax matters.

Gary is a 1985 graduate of Albany Law School of Union University and resides in Yarmouth.



Shelly R. Clark

Shelly has been with MEREDA since 1997. As the Business & Operations Manager, Shelly is the best point of contact for information on the Association. Shelly is responsible for managing all day-to-day operations, membership development and retention efforts, coordinating educational programs, and serving as liaison between the Board of Directors and the Members by relaying the organization's various legislative, membership and conference related activities.

Originally from Houlton, Maine, Shelly earned a Bachelor of Science degree in Business Management and graduated cum laude from Thomas College in Waterville, Maine in 1991. Shelly and her husband Alan reside in Portland.

About MEREDA

The Maine Real Estate & Development Association (MEREDA) is the only organization of its kind in Northern New England. Formed from a desire to help real estate owners and developers work together to understand and face the issues of the day on their behalf – MEREDA now has more than 200 member firms, and an expert in every related field.

Broadly focused on the need for clear and consistent guidelines and rules supporting responsible development, MEREDA is both a place for the debate about key issues and an advocate for predictable, consistent and sensible rules and regulations that promote responsible growth and development and investment in Maine. Not at all an advocate for growth or development at any cost, MEREDA's members are well know and highly respected developers, attorneys, bankers, property owners, landlords, commercial real estate brokers, and other related professional firms and their employees.

MEREDA President Tom Lea sums it up best: “MEREDA is the driving force behind clarity for responsible growth. We have the top names in the business working toward the common goal of driving progress on the real estate and development front for our state. I can't think of another organization like ours. Our unique combination of members makes the conversation lively and relevant and our prospective broad and appropriate.”

In 2010, MEREDA celebrated its 25th anniversary. On top of a long history of education and reform, MEREDA is known for its instructional conferences, including its Spring and Forecast Conferences, and its networking social events. The Forecast Conference is a necessity for anyone in the real estate and development business looking to be a step ahead on the year's market outlook, and is consistently referenced and covered by the state's top publications.

The future is bright for MEREDA as membership continues to grow and existing programs expand to achieve the organization's mission.



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Contact Information

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