



September 6, 2017, 12:00pm – 1:00pm
Maine Medical Center
East Tower Classroom #1

Minutes

Attendees

Moses Sabina
Jeff Keilman
Zack Barowitz
Garry Bowcott
Dennis Morelli
Tuck O'Brien
Lin Parsons
Walter Pochebit
Anne Pringle
Jeff Sanders
Penelope St. Louis
Spencer Thibodeau (by phone)

- I. Welcome and Introduction
Jeff Sanders extended a welcome to the attendees.

- II. City Update: Tuck O'Brien MMC was in the homestretch, having resolved many issues over the last several months. Tuck indicated the Planning Board will be holding a public hearing on either September 12 or September 26. Following the Planning Board review, the Regulatory Framework will be sent to the Portland City Council for approval. There are several areas still to be discussed by the city staff and MMC but the hope is they can be worked out prior to the public hearing.



III. Institutional Development Plan/ Regulatory Framework: Jeff Sanders opened the meeting up to questions and comments from those in attendance.

Emma Holder stated her desire for the Expansion Group to take up the issue of TDM, although she recognized others were in disagreement with her position. Emma wants the head of MMC Human Resources to attend the Expansion Group meeting. Jeff Sanders indicated his willingness to listen to thoughts and ideas from the group but it was unlikely that the head of Human Resources would be asked to attend an Expansion Group meeting.

Emma also asked if MMC intended to run a shuttle between St. John Street and the MMC campus instead of requiring employees to walk those three blocks. She felt that requiring employees to walk was reasonable and promoted health and wellbeing. Others in the group commented that weather, hours of operation, and other factors made it reasonable to run a shuttle.

Zack Barowitz requested that the lots across from METRO on St. John Street be included in the IOZ boundary. Jeff Sanders indicated that East Brown Cow was negotiating with the Eagles Club for the acquisition of that lot. There was brief discussion about the use of the lot to provide a second means of access and egress to the proposed parking garage in order to assist in shuttle bus navigation.

Moses Sabina inquired about the acquisition of the Eagles Lot. He feels MMC was not transparent about its plans relative to the Eagles lot. Jeff Sanders replied that the garage design is not final and continues to change. Given the lot configuration it was only recently suggested that the Eagles lot may provide for a better



plan for the neighbors. Zack suggested MMC look at the lot next to the Eagles Lot (the Furgeson Electric lot) for inclusion in the IOZ. Jeff Sanders indicated MMC is trying to design the garage so that in the future it may be able to directly access Fore River Parkway. Jeff indicated there is no intention of MMC to change the two residential units between 222 St. John Street and the Eagles lot.

Those in attendance also inquired about the building located at 222 St. John Street. Emma indicated rumors are circulating and everyone would be better off knowing what the plan is. Jeff Sanders indicated MMC was looking at leasing the building in its entirety, although no agreement has been reached. Moses is concerned that losing the tenants in the building will be detrimental to the businesses in the area.

Zack expressed his opinion that the Sportsman's lot would be a good place for residential. There was a recognition that MMC is not in the housing business. Jeff indicated that MMC is including in the IDP recognition of a need to activate the street level along Congress Street.

Anne Pringle asked if the City was looking at the St. John/ Valley area for potential planning and improvement in the future. Tuck O'Brien acknowledged the need for further study and that this area is becoming a planning priority. The City will also be looking into developing a Transportation Management Association.

Spencer Thibodeau also acknowledged the City's focus on this area for future planning. Greg Mitchell from the City's economic development department walked the area with Moses Sabina and Tim McNamara to talk through some of the desires of those who



live and work in the area. There was discussion about how to excite new businesses to move into the St. John/ Valley area.

IV. Adjournment. Prior to adjourning, Jeff Sanders indicated MMC intends to hold a final larger neighborhood meeting on September 19 at 5:30 -7pm In the Dana Center.