

Expansion Group Meeting

September 5, 2018, 12:00pm – 1:00pm

Maine Medical Center

East Tower Classroom 1

Minutes

Attendees:

Emma Holder	Anne Pringle
Lin Parsons	Nell Donaldson (phone)
Brett Gabor	Spencer Thibodeau (phone)
Moses Sabino	Tuck O'Brien (phone)
Garry Bowcott	Jeff Sanders
Penny St. Louis	Matt Wickenheiser
Dennis Morelli	

I. Welcome

Jeff Sanders extended a welcome to the attendees.

II. City Update

- Final Planning Board Memo for September 11 hearing for 222 St. John garage is being finalized.
- Western Prom assessment has been completed and submitted to the City. The document addresses the baseline condition of the Western Prom and will form the basis for a potential future master planning, add to the transportation network for MMC employees going to work, and establish a baseline for future planning exercises. The assessment includes the “goat path”. The assessment if available from the City.

III. Community Issues

Bylaws/Mission

- Group discussed the creation of a “Charter,” with a specific mission statement, to guide group on roles, rights, and responsibilities. The City will get back to the group with a draft. Group agreed to finalize the charter by end of October. City will distribute a survey monkey to get ideas. Suggested deadline for completion of 2-3 sentences-September 19.
- Jeff suggested maybe taking 30 mins. next meeting to discuss

Other issues

- Composition of the Group – 2 representatives from each neighborhood, Jeff’s responsibility to pick MMC staff in attendance. Discussion on Neighborhood Associations having an opportunity to bring in their own experts, advisors etc. when warranted.
- Goal for the Agenda to be sent 4 days in advance; Minutes within a week; Date and Location are in the appointment.
- Discussion on sharing of information presented at the meetings (ex. Slides) with Association Members; assume everything is public unless otherwise specified.
- City assumed the group information to neighborhood associations was working because the attendance at meetings has dropped off.

222 St. John Garage

- Advance information regarding noise from construction would be great to allow tenants to modify scheduling clients, etc.
- Schedule:
 - 9/14 & 9/15 – parking lot at Margaritas is being restriped so it will be closed
 - 9/17 – site set up so no parking except Margaritas
 - Next few weeks – removal of asphalt, general earthwork
 - Mid-late October – pile driving which will run for 8 weeks (2 crews to work longer hours but within city limits -- Monday-Friday 7am-7pm – will discuss with City as to final schedule)
 - Survey readings, elevations, photo documentation – no final timeline yet
 - Communication to tenants within a week – Boulos managing MMC property – MMC is providing 50% rent reduction for 4 months.
 - Staging area for project will start in March and run for 5 months

IV. Miscellaneous

- Emma asked if MMC would underwrite Pandora lights in Bramhall Square. Being placed before winter either way but would like MMC's help. Emma to follow up with e-mail to Jeff with specifics of request.
- Question regarding results of traffic study being done at corner of Congress and Chadwick – follow will be provided at upcoming meeting.
- Question regarding if there was something being done with the Pizza Villa – closing on the property is not until March, 2019.
- Question regarding what is being done with the burned out building – discussions ongoing.

For construction related issues, there are contact numbers on the MMC Modernization website, as well as on the City's website.

Link to project:

<https://mainehealth.org/maine-medical-center/newsroom/modernization>