

5/8/19

Maine Medical Center Neighborhood Advisory MMC NAC Notes

| Name | Email | Role | Attending? |
|-------------------------|------------------------------|--------------------------------|------------|
| 1 Spencer Thibodeau | sthibodeau@portlandmaine.gov | District 2 City Councilor | yes |
| 2 Nell Donaldson | hcd@portlandmaine.gov | Portland Senior Planner | yes |
| 3 Peter Hall | spruceboy@maine.rr.com | West End | yes |
| 4 Lin Parsons | linparsons@maine.rr.com | West End | yes |
| 5 Anne Pringle | oldmayor@maine.rr.com | Western Prom | yes |
| 6 Alvah Davis | alvah.davis@gmail.com | Western Prom | yes |
| 7 Brett Gabor | brett.gabor@gmail.com | Libbytown | yes |
| 8 Ed Suslovic | esuslovic@gmail.com | Libbytown | yes |
| 9 Emma Holder | pna@parksideneighborhood.org | Parkside | yes |
| 10 Liz Trice | liztrice@gmail.com | Parkside | yes |
| 11 Moses Sabina | mosessabina@yahoo.com | St John Valley Neighborhood | yes |
| 12 Tim McNamara | stjohnvalley@live.com | St John Valley Neighborhood | yes |
| 13 Jeffrey Sanders | SANDEJ4@mmc.org | MH Chief Executive Officer | no |
| 14 Jennifer L. McCarthy | JMcCarthy@mmc.org | MH Chief Operating Officer | yes |

Guests: Walter Pebochit, Matt Wickenheiser, Melissa

Approve previous minutes - unanimous

Agenda:

Welcome to new member Ed Suslovic.

- Proposed amendments to charter 1: if a vote is necessary - we will need $\frac{2}{3}$ vote of membership present (6 votes: one vote per association, one for MMC) - Nell will bring back exact language next month.
- Proposed amendments to charter 2: Maine Med will grant \$30k every year and roll-over any amount not spent, MMC will open escrow account to hold the funds- make amendment to change the "up to" phrase.
- Night time Parking for neighborhood: When MMC is able to occupy the St John Garage, and loses the Gilman garage - some net spaces will be lost temporarily, will need to wait to see for sure until St John Garage is open in June 2020. Spencer points out that Clinic at Park and Deering is empty at night. Nell will send data from IDP.
- **Grant program proposal.** Anne requests that proposals be visible to everyone on the committee but not public. Brett will make edits and send final out for approval next month. Group does not want to use the "equity option" of giving each neighborhood $\frac{1}{5}$ of the money each year. Everyone is ok with requiring a $\frac{4}{5}$ vote as specified in Brett's document . Subcommittee can modify applications with applicants. How to move money from escrow to neighborhoods, will need administrator responsible for email and money.

Need to clarify schedule - give subcommittee time to meet at least twice, and still have large group vote in time for CIP decisions. Send any semantic issues to Brett.

- **Housing Replacement Funds/Healthy Neighborhoods:** (Nel) During the IOZ process there was a lot of conversation about loss of night time activity, concerns about this area becoming an 'institutional desert.' Two things were written into IOZ: use related regulations that require Pizza Villa and Salvage blocks to be filled with active uses. The second was the "healthy neighborhoods" program. Maine Med must partner with city and community development organization to fund and execute a housing and community development program to benefit St. John Valley. Also thinking about how Maine Med could evolve as an "Anchor Institution" - looked at National Children's hospital in Columbus, started with grant program, now does workforce development and housing development. Since the code was adopted, city has met with housing developers, portland's housing and public health people, has had conversations with other hospitals around the country. After a lot of conversation, thinking the best way to move forward is to focus on the housing - to develop some affordable workforce housing with some community development "spin -off" meeting space or other aspect that could support mission-driven community development in the neighborhood. Nell can continue to update the group. Lin suggests involving Beth Wilson from Family Medicine in the conversation. City and hospital are working to figure out which organizations might be a good partner, or if new organization is needed. Liz offers to follow up with ideas around zoning solutions to affordable housing, will follow up with Nell. Ed points out that just building one housing development - "a quick win" - is better than a long planning process.
- Hospital currently has 30 openings for housekeepers, but can't find anyone who lives near enough.

Outstanding items:

o Clarification of St. John Street parking losses

Holt Hall

Update for next month on Transportation Demand Management Plan.

*Melissa will send out invitation for agenda requests a week before the meeting, and members will have 48 hours to submit requests, Moses and Jennifer will consult to create Agenda. Moses meet with Jennifer on Wednesday, June 5. Would be best to get agenda requests before then.

*Florence house litter and bad behavior: Spencer will set up meeting with City Manager and Preble Street to come meet with a few of us on a Thursday morning with Moses, Tim, Liz and Brett. Nell will get more information on enforcement actions.

*Re Holt Hall being returned to neighborhood; Dennis noted; can Dennis give us more of a timeline and process by which this can happen?