

**Maine Medical Center Neighborhood Advisory Committee (NAC)**  
Meeting Minutes

**Date:** Wednesday, May 11, 2022

**Time:** 12:00p.m.

**Location:** via Zoom

**Recurrence:** Monthly, 2nd Wednesday

**Minutes Submitted by:** Samantha Ward

**Minutes Edited by:** NAC Members

**Previous Meeting Minutes (April 2022) Status:** Approved

**Attendees**

Anne Pringle (WPNA) co-chair

Alvah Davis (WPNA)

Emma Holder (PNA)

Moses Sabina (SJVNA)

Garry Bowcott (SJVNA)

Lin Parsons (WENA)

Damon Yakovleff (LNA)

Jennifer McCarthy (MMC)

Walter Pochebit (MMC)

Samantha Ward (MMC)

Matt Wickenheiser (MMC)

Nell Donaldson (CoP)

Victoria Pelletier (District 2 City Councilor)

**1) Minutes** The Minutes of April 13, 2022 were APPROVED as presented.

**2) Construction Update (provided in writing prior to meeting)**

Congress St/Malone Family Tower

- On Friday May 27, (weather pending), construction crew will be pouring concrete slabs on the recently installed steel decks.....this will require closure of one traffic lane on Gilman between Congress St to A Street from 7AM to 5PM....flaggers will be on site assist traffic flow.
- Several similar concrete pours are scheduled for June 14, June 24 and June 29.....all weather pending.

- We will keep these schedules as current as possible on MMM Project web page

#### Pizza Villa exterior masonry wall repair

- Work has been completed and contractor removing staging this week and next.....site will be cleaned and project completed by end of the month.

#### Recuperative Care Center

- Work continues....tentative opening late July/early August

#### Food Pantry

- Contractor coordinating long lead items and sub trades...work scheduled to commence next month.

Discussion Summary: Emma asked for clarification on number of floors. Walter clarified 7. Gary questioned a low-level hum coming from the MFT site. Walter will look into it.

Action to be taken: Walter to look into, report back on source of low-level hum.

### **3) Maine Med Update**

Discussion Summary: Jennifer provided an update on COVID numbers at MMC. Greyhound wall painted brick red at Tim McNamara's suggestion. Extra paint secured to be used if needed. Pizza Villa - code compliance would require major investment, not likely. Working to resolve tenant relocation

Action to be taken: Resolve tenant relocation.

### **4) Communication Plan**

Discussion summary: Anne highlighted some phrases from the IOZ, IDP, and NAC Charter that set the expectations for how the NAC is to operate [this group/meeting]. Success is dependent on respectfulness, trust ("no surprises"), and confidentiality. She proposed that there is opportunity for reset: issues to be brought by NAC members to Brian Batson; on-going issues reported to full NAC for problem-solving; real estate matters to be raised in off-line discussions with affected neighborhood, when requested (realistic expectations, confidentiality understood and respected by all participants); when plans are more concrete, off-line discussions with affected

neighborhood and feedback/suggestions evaluated, brought back to full NAC prior to public announcement. The objective is to produce a win/win for all.

Moses agreed with Anne's proposed communication plan reset and expressed that improved communication is a welcome change. Look forward to working collaboratively with MMC on workforce housing, in particular – a win/win for both.

Emma spoke to how different neighborhoods have varied perspectives, e.g. SJV might have direct impact by Maine Med construction and development than Parkside. PNA takes a broader view. Big issue for them is transportation impact of traffic to and from MMC, both employees and visitors. Would like to see more alternative modes emphasized.

Damon agreed with Emma's sentiments, as his neighborhood is also less adjacent to the hospital. Lots of transportation-related issues tend to arise.

Anne noted the opportunity for NAs, hopefully with MMC support, to take up issue of restoring two-way traffic on State and High, Bramhall and Chadwick, and Congress Streets, which affect both neighborhoods and MMC.

Anne shifted the conversation to communications between Neighborhood Associations and residents.

Garry spoke to how Tim usually shares a high-level update with their neighborhood, and construction updates. Lin shares important info with his VP. Anne shares info with direct impact on neighborhoods, e.g. construction impacts, helicopter noise. Emma shared that Parkside uses Facebook and email to communicate with their neighborhood. Some use only emails

Action to be taken: More off-line engagement with affected neighborhoods.

## **5) Old Business**

Discussion summary:

Food Pantry / Community Policing Office- Jennifer shared in an email prior to this meeting that this project is approved and funded. Walter shared that there will be a walkthrough of the building to determine the exact location of certain uses, food pantry elements and community policing. Anne asked that Tim be invited or to send a SJV representative. Moses asked Walter for the MMC-Police contact. Walter provided this.

Councilor Pelletier questioned the availability of food for all populations, not just MH patients and employees. Anne noted that this is the plan, described at the last NAC meeting, to be implemented after the food pantry is established. Councilor Pelletier asked to be involved in a later walkthrough and planning efforts, so she can be a conduit to particular populations.

Greyhound Mural- Garry shared that Tim has been in contact with muralists. One muralist gave a low of \$20k as a budget, others could come in higher. Gary asked if Maine Med has a budget. Moses expressed that a budget is needed to move forward. Jennifer shared that \$20k is the top of the budget. Anne shared that nothing has been settled in terms of the approach to a mural, a work in progress.

Neighborhood Parking- Moses said that a lot of contractors are parking in the neighborhood. Walter shared that this is a daily conversation with construction company. Construction company is doing morning and afternoon rounds to look for offenders/frequent flyers. Many of the parking violators are contractor employees. Alvah asked if the parking subcommittee could review a draft of any parking reminder to employees; nothing planned per Jennifer. He also asked if an analysis had been done of employee usage of the garage. During the pandemic, employees have been allowed to park in visitor lots, but are going back to the garage this month. So will not be able to have valid tracking yet.

Action to be taken: Tim to be invited to food pantry walkthrough. Councilor Pelletier to be included in a subsequent walkthrough, an invitation to be extended also to NAC members.

A request was made to include neighborhood parking on the agenda for next meeting.

## **6) New Business**

Discussion summary: None

## **7) Adjourn**

Next meeting: June 8, 2022 @ 12pm

Submitted by: Samantha Ward

On date: May 11, 2022

### **Acronym List:**

**CoP-** City of Portland

**LNA** – Libbytown Neighborhood Association

**MMC** – Maine Medical Center

**NAC** – Neighborhood Advisory Committee

**PNA**- Parkside Neighborhood Association

**SJVNA** – Saint John Valley Neighborhood Association

**SNF**- Skilled Nursing Facility

**WENA** – West End Neighborhood Association

**WPNA**- Western Promenade Neighborhood Association