

MMC Neighborhood Advisory Committee (NAC)

Agenda

Wednesday, May 14, 2025

Noon-1:00pm

1. Approve Minutes

Meeting notes from March were approved

NAC members determined that they would like to continue using their individual names when referenced in the meeting notes.

2. Construction Update – Walter Pochebit

2 current projects underway:

- Coulombe Family Tower exterior façade work, currently affecting Wescott St. This project is estimated to be through November.
- Water Mitigation Project of our NDF building along Bramhall Street– this project is expected to run 4-5 more weeks and will be wrapped up.

Q: Are there new lights on the helicopter landing pad?

A: Not aware of any but will investigate it to confirm.

3. MMC Update – Marilyn Flanders

- Care Team appreciation/nurse's week has just wrapped up and was a great success including the Nurse excellence awards celebrating great care team.
- Celebrating the 13th graduation class of the MHMMC Tufts school of nursing program – 21 graduates, 11 of whom will be staying in Portland. As of last year, 85 graduated completed residence and fellowship continue to work in MaineHealth
- The MMC Portland Visitor garage has had reserved veteran spots added.
- Maine Med COO Matt Wolden is currently scheduled to attend the July NAC meeting.

Q: Will Matt be attending the NAC meetings quarterly?

A: Not yet known, this will be discussed at a future date.

4. HNP Report – Anne Pringle

The Healthy Neighborhoods Program RFP draft document was sent out to the group prior to today's meeting. Anne gave a history of the previous rounds and noted that for this round it was decided to keep proposal responses very broad to encourage creativity. The focus of the project will be the St John Valley neighborhood.

Note: Steve expressed concern that the beginning of RFP references all neighborhoods and the SJV neighborhood is not mentioned until much later in the proposal. He would like it mentioned earlier in the draft (the Ontro and/or Background sections)

Nell confirmed that money set aside is housing replacement for units lost within the IOZ so there is a tie to SJV neighborhood and that is the focus.

RFP Amendments – Zach Barowitz

Zach previously sent out the following 3 proposed amendments to be voted on in this meeting:

- **Modify the and expand the map slightly.**
- **Increase the affordability deed restriction on resales from five years to fifteen years.**
- **Allow a Porter Station type building outside the priority zone.**

A motion was made and seconded to approve putting the amendments on the floor for discussion

Map Boundary - Current map runs through the middle of parcels and includes non-buildable sites. Asks that the lines be redrawn to include any parcel that the current lines touch and eliminating unbuildable sites.

Nell confirmed that the lines are intended to follow streets, and any contractor will know that certain sites are non-buildable.

- **Vote** – amendment approved; the map will be approved to only full parcels

Deed restriction – it is a burden on the developer to make the units affordable and it isn't fair to them if buyers only need to wait 5 years for resale – Motioned for a 15-year limit.

- **Vote** – there were no seconds for a 15-year extension
 - Steve noted he would second a motion for a 10-year extension
- **Vote** (10 year) – amendment did not pass

Allow a Porter Station type building outside the priority zone - if another Porter Station isn't wanted in SJV, it is welcome in Libbytown.

Motion made – no seconds, the motion did not go to floor.

VOTE – for the RFP - Passed unanimously

It will now be revised to include the map boundary amendment and sent to purchasing. It will be sent out again to the group when it is through that process.

5. Caring Community Grant Update – Steven

A memo sent out ahead of the meeting with the recommended allotment of the \$31k in requests, the recommendation also had the requests reduced to \$30k

Motion was made and seconded.

VOTE: Passed.

6. Master Facility Plan Update - Marilyn

Q: What is the update on 222 St John Street?

A: No updates at this time – the committee previously mentioned they was going to write a letter to East Brown Cow to inquire.

Overview of the Southern Region Hospital Facility Planning process

A series of steps occur to determine if projects should move forward and what steps need to occur for that to happen. This strategy is for the entire southern region and not just MMC's Bramhall location and includes

- Hospital-Based Services (ex: medical campuses)
- Non-Hospital Based Services (ex: clinic & admin locations)
- System Strategies (Ex: Everything else such as behavioral service and ASC development)

The process involves a continuous loop of deliberations, concept reviews, and feedback/recommendations starting with the MHMMC Facility Planning Committee which includes consulting with a variety of Stakeholder Groups, including Community Partners/the NAC. Details pertaining to the Bramhall campus will be shared with the NAC for comment prior to being advanced accordingly to the MHMMC Planning & Programming Committee, the MHMMC Board and finally MH Governance.

A variety of factors are taken into consideration such as population expectation, preventative medicine, demand forecasts, post-acute access, primary care access, finance and facility maintenance.

7. NAC Charter Review – Tim

Tim will reach out to everyone regarding the review.

102pm – meeting end.