

MMC Neighborhood Advisory Committee (NAC)

Agenda

Wednesday, July 9, 2025

Noon-1:00pm

AGENDA

1. Review proposed amendments and approve minutes from May 14 meeting *

2. Matt Wolden – MHMMC COO *

- Meet and greet

3. MMC Updates -Marilyn

- Decision on attendance by COO at NAC meetings.
- 222 St John Street

4. Construction Updates -Walter

- Follow up Top of Gilman condition, Lights on Helicopter Landing pad

5. HNP/Caring Community Grant Program updates -Anne, Steven, Nell

**Topics covered out of order to accommodate Matt Wolden's schedule*

Matt Wolden – MHMMC COO Meet & Greet

Marilyn introduced Matt, MNMMC Portland's new COO and the group introduced themselves. Matt took questions.

Q: Are you aware of the NAC group?

A: Yes, Matt confirmed he met with Marilyn & Britt Crewse and was filled in on the group, neighborhood and community.

Q: Are you aware the NAC wants you as the COO to attend the meetings?

A: Matt is happy to participate in various meetings but believes one of the benefits is that Marilyn is far more oriented to group than he is so she is a better fit. Marilyn will bring any issues to Matt, and she has a direct link to him as needed.

Q: Can Matt commit to attending a meeting every quarter?

A: That was reasonable to Matt, and he will plan on it.

Q: You manage So Region?

A: The Greater Portland regions (Brighton, Scarborough Surgery Center etc).

Q What do you see as the future of operations and is there anything you can tell us upcoming?

A: Most health systems now including MH are working to ensure they are financially viable going into the future to offer the best patient experience & care going forward. A current focus is looking to modernize some of the older parts of the hospital. (Ex: Kitchens were built to serve half the capacity they're currently at).

Q: If we see rural hospitals close, will that put more pressure on Portland? What is the plan for that?

A: The goal is to determine how can we improve efficiency without compromising quality and safety to ensure patients can get in when they need to – this includes looking into how there can be expanded access to women's healthcare across the system.

Q: Homeless has been an issue in Portland – services such as the Learning Collaborative focus on triaging people on streets to help decrease the need for them to seek care at the Emergency Room. What data is collected to see if that is in fact happening?

A: It's a team effort – while Matt hasn't yet delved into that topic and would like to revisit it so will discuss at next meeting he attends, he mentioned he was struck when he moved here last Winter by how large the homeless population is given the weather. He is not yet fully aware of all the services available, but MH intends to partner as much as possible with the various community partners. Providing better community access to primary care can assist in needing the ER less in general.

Q: Your bio on MH website says part of role is to help to drive effective planning - the Saint John's Valley neighborhood struggles with hearing from and working with the hospital on planning. For example, Union Plaza was purchased in 2023, and 222 St John Street was leased in 2018 which now has only 1 tenant in addition to the restaurant. What's the plan?

A: Matt is not yet familiar with the properties history but will confer a Marilyn more information. The Southern Region Master Facility Plan is being embarked on, and it is very early in the process – it will likely take a year to understand demographics and population data but excited to have a plan connected with a strategy.

Q: In meantime 222 St John Street sits empty. Who has the answer who 222 belongs to?

A: Marilyn stated there is a discussion, but details are not public and are far from final.

Q: Housing is a desperate need for the surrounding communities, will that be part of the MFP?

A: Yes, it will be considered

Review proposed amendments and approve minutes from May 14 meeting

Two requested amendments for the May minutes were completed and the May minutes were approved.

The subject of 222 St John St arose, and Marilyn confirmed MH is currently exploring redevelopment opportunities. A committee member wanted it formally added to the record that a request has been made to see who 222 St John St currently belongs to. It was decided that Anne will draft a letter East Brown Cow to verify its status and will send the letter out for review by the committee when complete.

MMC Updates -Marilyn

- Decision on attendance by COO at NAC meetings – discussed earlier in the meeting
- 222 St John Street – discussed earlier in the meeting

Additional Information

There has been a summer spike in volume for adult population and MMCP is experiencing high ED volume and high wait times for in-patient beds.

It has also seen a drop in pediatric and mom/baby patients.

The Master Facility Plan “MFP” is hoping to formally kick off the beginning stages this month. The plan will look at the southern region as a whole not just MMC Portland.

Q: Might be helpful to remind as the MFP process starts They need to address the goals for 222 St. John Street. Is there a timeline for decisions? What can we do in the short term?

The neighborhood heads discussed among themselves the benefits of the recently proposed ordinance by the Housing and Economic Development to encourage property owners on Congress St Arts District to fill any empty spaces with temporary art installations with the intention to levy fines when that is not done and whether it would be of use to draft a letter asking of the map lines could extend down Congress St and include the Saint John Valley.

The consensus was that not enough members were familiar enough with the current proposal and would need to research it further. A point was also made that the MaineHealth Facilities Master Plan may already be addressing some of the concerns.

Nell confirmed she would reach out to the Housing and Economic Development office to see a timeline for their proposal to determine how long the group has if they wish to request inclusion in the ordinance.

Construction Updates

On behalf of Walter, Marilyn let the group know:

The damaged steel guard at Gilman replaced last month and a dead tree removed. Landscaping is currently addressing the brown patches of grass.

Landscaping is also removing and replacing dead trees and branches this month.

There are no new lights on the helipad

No work is planned in July/early Aug that would impact neighborhoods

Request for remediation:

Two branches on a tree to the left of the bus stop at the front of the building when facing it from the street are partially broken and the trees don't look well. Can something be done?

HNP/Caring Community Grant Program updates -Anne, Steven, Nell

NHP - Steven

6 of 7 checks available and the hope is to distribute them at next Wednesday's Western Prom concert.

RFP update – Anne / Natasha

The RFP has been modified and now with purchasing – due to a backlog, feedback is expected later this summer.

Q: How are they sent?

A: Digitally and then on city's website. It will not go live until it is through purchasing

NOTE:

Nell confirmed that her contact at Economic Development responded to let her know there is at least one more meeting, so the commercial vacancy ordinance is not likely to have movement in July or even August.

103pm – Meeting adjourned.