

MMC Neighborhood Advisory Committee (NAC)

Agenda

Wednesday, September 10, 2025

Noon-1:00pm

AGENDA*

- 1. Approve minutes from July**
- 2. MMC/Construction Updates - Brian**
- 3. 222 St John status discussion.**
 - Letter to East Brown Cow
 - New Downeaster Platform
- 3. Matt's attendance schedule**
- 4. Grant Program Calendar**

**Topics were discussed out of order*

Approve minutes from July

Approved with amendment II

MMC/Construction Updates - Brian

Maine Medical Center Portland continues to have a high volume for adults while pediatrics is currently stable

Currently, the only scheduled work is the replacement of portions of NDF roof (this is internal to the campus between the South entrance and the Dana Center) which will take place in late Sept into October. There will be no impact to the Bramhall entrance or the Metro. Periodically a small lift will be required for delivering materials which may take 4 +/- parking spaces when the lift is being used.

Q: What are the pump trucks on Gilman Street doing? It seems they are funneling water out of the Malone Tower which is running down Gilman and Congress St starting 7am this morning.

A: Possibly utility work - Brian will email Walter to ask.

Nell let the group know the damaged tree on Congress Street mentioned at the previous meeting has been replaced.

Matt's attendance schedule - Brian

Brian let the group know that Marilyn will update everyone via email as soon as we have Matt's attendance schedule confirmed. The intention is for him to attend 4 meetings per year with the understanding this may be fluid should there be urgent competing demands.

Grant Program Calendar – Natasha

Submittals will now be called Applications for Funding (and no longer referred to as RFPs)

The Go Live date is Friday 9/12, the deadline Friday Oct 10

The questions deadline is Friday 9/26, and they will be posted on landing page

After the deadline, Nell will convene HNP sub committee

On Friday morning a blast email will be sent to interested parties.

Housing & Community Dev has also created a landing page and as well there will be links from both Purchasing and Planning's websites and Planning will also have a social media post through their Instagram.

Natasha will email the group this Friday with landing page link after the go-Live.

Q: Any other changes that came out of legal review? Or just the name update?

A: A change to insurance requirements (lowered) but the main change was changing the name from RFP to Application for Funding.

Q: Why is the deadline only a month?

A: Not set in stone, it can be extended.

The group discussed the pros and cons of extending the deadline past 30 days – concern was raised there may not be enough time to sufficient applications as well as concerns that too long of a deadline would see diminished returns.

MOTION to extend from 10/10 to 45 days from Friday (Mon 10/27)

Motion - Seconded

Motion PASSED. The Application for Funding also reserves the right to reject/reissue as needed

Q: How else besides the email blast will this be promoted?

A: In addition to the email, there will be the website landing page, the links on the planning & purchasing pages and social media. Natasha's email is the contact email.

Note: the question deadline may be pushed back as well if needed

General Updates

Q: When will the Caring Community Grant process begin next year?

Steven Scharf was not in attendance, but the group noted the intention was to discuss it in spring 2026 so summer 2026 programs can be funded. Tim will send Steve email to see if he still wants to be point person / if he has ideas how to move forward.

Libbytown is working on new branding and has created new t-shirts – they will have an event at Doherty Field playground on Saturday, 9/27

222 St John status discussion

- Letter to East Brown Cow
- New Downeaster Platform

MMC Portland update:

MMC Portland continues to consider the space for housing/ office space – additional steps have now been taken - Experts have been hired to evaluate the property for use and concrete results are expected in next 2 months.

Q: Is East Brown Cow involved

A: Yes, they're still the owner.

The draft of a letter to East Brown Cow had previously been shared with the group.

MOTION that a letter be sent to EBC – Tim will sign as the current committee head.

The committee debated idea of sending an additional letter to Britt Crewse/ Matt Wolden at MMC to see what their intention is as well.

Motion was seconded and PASSED to send East Brown Cow the letter and cc MMC Portland.

Councilor Pelletier broached the topic of the committee also sending a letter to the council regarding their support of Site 2 for the new Downeaster platform. On 10/8 they will be presenting to the Safety and Transportation Committee. NEPRA favors Site 3 for the platform.

- Site 2 is behind Union Station Plaza
- Site 3 is further south, behind 130 St John St

The city supports more analysis being done and notes that Union Station Plaza (Site 2) is zoned for high-capacity development while Site 3 is industrial.

Q: What are requirements for approval of this?

A: NEPRA would need planning board approval which would include significant traffic analysis. NEPRA also does not have currently have a funding plan so that could include public/private partnerships

Q: Where would people park?

A: The plan includes a lot of surface parking

ASK: Should there be subcommittee to talk about this?

The neighborhoods agreed that there should – Tim will send out to neighborhood reps before next meeting. He will also look to start dialogue between reps before each meeting re: agenda topics.

The meeting concluded without time for additional comments from MHMMC representatives.