

**MMC Neighborhood Advisory Committee (NAC)**  
**Agenda**  
**Wednesday, January 14, 2026**  
**Noon-1:00pm**

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**AGENDA**

1. **Approve minutes**
2. **Update from COO Matthew Wolden**
3. **Vote on decision of the Healthy Neighborhoods Subcommittee regarding the Grant for Portland Housing Development Corporation**
4. **Sustainability Manager presentation**
5. **Setting up a group to discuss the future of Union Station Plaza.**

**1 - Approve minutes**

Approved as amended

**2 - Update from COO Matthew Wolden**

Matt Wolden introduced Ricky Meinking (VP Operations for MMC Portland) to the group. Ricky will be taking over as the MMC rep from Marilyn Flanders.

MMC Operations updates: This year's flu season has seen MMC Portland hit record numbers of patients with Influenza A including those treated in the ED as well as patients who were admitted. The curve is now starting to decline.

The new Departure Lounge provides patients being discharged an area to await final steps so that incoming patients can be moved into beds more quickly. A focus on post-acute care is allowing more long-term patients the ability to leave the hospital with additional options for post hospital care.

The nurses' union came to agreement on a new three-year contract.

222 St John Street: Additional details are pending further discussion with partners however the intention is still to utilize property for housing. When there is additional information, a meeting will be planned for this group to get the input of the NAC on such items as parking, greenspace & sidewalks ahead of meeting with the planning board.

Q: Is there any sense of timing when more information will be available?

A: (Brian) Per Britt Crewse, there is nothing specific but hopefully the end Feb of February/ early March. The NAC will be first to know, and a meeting will be scheduled to discuss the site plan.

Q: Is there an idea of the number of units?

A: Not at this time.

Q: Is the plan strictly housing or will it include retail/commercial space?

A: Unsure at this time – that can be part of the conversation about the site plan.

Q: Are there plans in place? Where is it in the process? Is there a contract in place?

A: We do not have that information currently.

Q: Will it be taken down to the walls and built into a new concept? Or will the existing structure be used? How extensive is the plan?

A: Unsure currently.

Q: What is the timeframe for project completion?

A (Matt): An agreement needs to be reached – then it will depend on the scale and magnitude and engagement of architects, planners etc.

Q: How does not owning the building impact the MMC IOZ?

A (Nell): IOZ applies to property that MMC has interest in. If there is evidence of control it is subject to the IOZ.

Q: Would Union Plaza be included? Would the IOZ then need to be amended?

A: There would need to be an amendment to the IOZ to include Union Station Plaza, but the current discussion is for 222 St John Street which is included in the IOZ.

The committee made it known they were pleased that housing remains the focus for 222 St John Street – they again encourage that they are consulted on plans so that when the project goes to the planning board, it goes with the support of the NAC.

### **3 - Vote on decision of the Healthy Neighborhoods Subcommittee re Grant for Portland Housing Development Corporation**

A motion was made and approved to give HNC grant to the Portland Housing Development Corporation to develop 879/873 Congress St into mixed income housing with the money being used to purchase the property. The intention is to notify applicants this week, and the next step is to develop a MOU between the applicant & MMC. The City of Portland will make sure the clause that allows for potential of project not going forward should anything unexpected occur. Plan review is expected to occur this year and construction is anticipated in 2028/2029.

### **4 - Sustainability Manager presentation**

MaineHealth Sustainability Manager Mike Arsnow gave an overview of the Sustainability Department. The department strives to improve human health through a variety of environmental and community endeavors including:

- Community events
- Community clean ups
- Connecting care team to community

- Triannual community health needs assessment (including climate change impact)
- Strong partnership with office of sustainability in Portland to align on goals
- Greenhouse Gas Reduction
- Energy Efficiency
- Clinical Improvements (including Greening the OR)
- Community Health Improvement
- Waste Reduction
- Staff Engagement

Their strategic objective is 25% emissions reduction by 2027 and net-zero emissions by 2050.

### **5 - Setting up a group to discuss the future of Union Station Plaza.**

The group is targeting February 6 or February 13 for an in-person meeting – Brian and Nell will be in touch once a room at MMC Portland is secured.

Separately, it was noted that there are concerns to be addressed including the foundation cracks, the clock being repaired, lights working correctly, structural damage and late-night security.

#### Additional Discussion:

Meeting agendas will be sent out a week beforehand with the link.

Minutes will be sent out expediently.

Goal to focus more on the problems and issues neighborhoods are experiencing including negative impacts from expansion/construction etc.

Facilities Manager, Walter Pochebit has retired.

Q: Who will be replacing Walter Pochebit upon his retirement?

A: There is currently an open search