

MMC Neighborhood Advisory Committee (NAC)
Meeting Minutes
Wednesday, July 8, 2026
Noon-1:00pm

AGENDA

1. Approve minutes

2. Update from COO Matthew Wolden, or VP of Operations Ricky Meinking

- *Hospital statistics*
- *Plans for 222 St. John St.*

3. NAC vote on favored proposal for Health Neighborhoods Partnership Grant

The amended Healthy Neighborhoods Partnership Grant (HNPG) application received two proposals after being published. The amended application lowered the requirements that seemed to be making it difficult for projects to pencil out and thereby broadened the pool. The requirements were amended to align with a new proposal from Portland Housing Development Corporation (PHDC), but any entity able to meet the modified requirements was eligible for this grant. Both PHDC and GreenMars Real Estate Services, Inc. (GreenMars) submitted proposals. The Healthy Neighborhoods Partnership Grant Subcommittee met on June 18 to discuss this, and members submitted scores for the two projects with a deadline of June 29. The NAC will consider the favored proposal, the PHDC, with an average score of 106 verses 81.4 for GreenMars. The full recommendation and both proposals were shared with the NAC prior to today's meeting.

4. 2026 Caring Community Grants progress report form, Steven Scharf

5. New business

6. Adjourn

1. Minutes

Minutes approved from previous meeting

2. NAC vote on favored proposal for Health Neighborhoods Partnership Grant*

**Items discussed out of agenda order to allow time for Matthew Wolden to join the group*

Anne Pringle briefed the group again on the history of the HNPG initial applications and the 2 proposals submitted after the amended application. PHDC is still the favored proposal for the \$358,553 award.

The group discussed several comments and concerns:

- There was a question on the scores of one subcommittee member's vote heavily skewing towards one proposal while the remainder of the committee's scores were more balanced.
 - The member in question confirmed they strongly favored one over the other based on several factors

- Concern was raised that Maine Medical Center is part of the subcommittee but did not vote
 - Ricky Meinking confirmed that the hospital was invited, however with the departure of Brian Batson the decision was made to support whatever proposal the NAC endorsed
- A question was raised as to whether each neighborhood association had discussed their representative's vote on this issue/voted on it as a group
 - While many associations did take a vote, it is not the policy of some to vote if the issue does not affect their specific neighborhood. All associations were aware of the proposals.
- Concerns were raised that PHDC now plans to use the grant to cover the payback of a loan for the property rather than the building itself and that was not mentioned as a possibility in its proposal
 - Nell explained that the process has taken longer than expected and PHDC had to secure purchase of the land. The grant would just cover a different gap in the same project, and the vote is on the project as a whole.

A motion was made and seconded for the proposal to be updated to more accurately reflect the purpose of the funds. The motion passed.

NAC vote on the favored proposal for the NHPG to go to PHDC

Roll call:

- Libbytown – No
- WENA – Yes
- St John Valley – Yes
- Western Prom – Yes
- Parkside - Yes
- MMC – Yes

Final vote: Yes (5/1)

3. Updates from COO Matthew Wolden & VP of Operations Ricky Meinking

Matt Wolden let the group know that work on the helipad for 10 days in mid-September will render it out of use – the airport will be used for air transport during this time.

Brian Batson's replacement will begin 9/1

Searsmont event update: only one patient remains at the hospital. Matt expressed how happy the hospital was to be able to serve the community through such a terrible time.

There is currently no news to share on 222 St John Street although some is expected imminently, and the NAC will be consulted for feedback.

Ricky Meinking let the group know that the shuttle bus update is going very well. Shuttles are due to arrive soon and will be in use as soon as they are wrapped. Rental shuttles are currently being used. Expected benefits include more comfort for patients and the care team as well as significant noise reduction. There will also be the addition of an electric van.

Q: How many new buses will there be?

A: Approximately 14 with the van making 15

Q: How full is the hospital currently, including birthing census rate?

A: Currently at 97% capacity with admitted patients in the ED awaiting beds.

Tourists and trauma have seen the most increase in the summer season

June saw a record number of babies born – approximately 360+

Requests

- Request that graffiti at 818 Congress be remedied
- Request that LifeFlight pilots be reminded of the Fly Safe policy of effort to stay away from flying residential paths.
- Request that the condition of Union Station Plaza be addressed including:
 - Sign/light electrical issues
 - The clock is brought to working order
 - Vagrancy and panhandling be addressed

4. 2026 Caring Community Grants progress report form, Steven Scharf

All checks have been distributed save for the Wed End (the treasurer has been out of town)

Work is progressing on projects currently inclusion WENA parking things, Parkside plant giveaway and cemetery fence repair and Steve will work on a completion report. A date will be set to have a presentation with available associations at one of the Western Prom concerts.

5. New business

The group requested that an in-person meeting is scheduled for when the proposal for 222 St John Street is released, whether it be at the hospital or onsite on St John Street. Matt Wolden will pass this request on.

Nancy asked that she be told when it's determined who will be handling the NAC agenda from the MMC side so she can connect with them before future meetings.

6. Adjourn