Maine Medical Center Neighborhood Advisory Committee (NAC)
Meeting Minutes

Date: Wednesday, August 10, 2022
Time: 12:00p.m.
Location: via Zoom
Recurrence: Monthly, 2nd Wednesday

Minutes Submitted by: Samantha Ward
Minutes Edited by: NAC Members
Previous Meeting Minutes (April 2022) Status: Approved

Attendees
Anne Pringle (WPNA) co-chair
Brian Batson (MMC), co-chair
Alvhah Davis (WPNA)
Emma Holder (PNA)
Tim MacNamara (SJVNA)
Moses Sabina (SJVNA)
Lin Parsons (WENA)
Peter Hall (WENA)
Chaning Michele (LNA)
Damon Yakovleff (LNA)
Jennifer McCarthy (MMC)
Walter Pochebit (MMC)
Al Green (MMC)
Samantha Ward (MMC)
Victoria Pelletier (District 2 City Councilor)

1) Minutes  The Minutes of July 13, 2022 were APPROVED as presented.

2) Construction Update (Provided in writing by Walter Pochebit prior to meeting)

Congress St/Malone Family Tower
- Concrete deck pours are scheduled for Thursday and Friday 8/18 and 19. As with previous scheduled pours, these are weather dependent and any schedule revision(s) will be posted on the website. During these two pours, Gilman Street between “A” Street and Congress St will be closed for both days. Detour signs will be in place and flaggers will direct traffic as necessary. Access to upper Gilman will be via A Street. The pours are scheduled from 7 am until 9 pm +/-.
  Turner Construction will also have tarps in place to shield lighting from neighbors.
- There are over 120 workers on the site every day.
- Concrete deck pours and removal of formwork will continue through September.
• Erection of steel columns, beams and steel decking continues…. 65% of the structural steel has been installed.
• Fireproofing being installed on the structure.
• Mechanical and electrical infrastructure underway within the building.
• Project Parking - Turner continues daily management and patrols. All violators; first offense $500 fine to subcontractor/company…second offense worker removed from project.
• Tower Crane closet to the corner of Gilman and Congress was removed from project July 22 and 23…..Remaining tower crane to remain in use through September.

Recuperative Care
• All targeted dates remain unchanged with targeted occupancy Mid-September.
• New front door arrived and is installed
• Furniture/Fixtures/Equipment arriving daily with installs coordinated.
• Tours for Greater Portland Housing scheduled for the mornings of 8/15 and 8/17.
• Fiber optics installed and technology equipment being installed this week and next.
• State elevator inspection scheduled for 8/11.
• Greater Portland Housing targeting to go live in Mid-September once move & staff training etc. completed.

Food Pantry/Greyhound
• Portland Police Department toured building on July 19. Obtained measurements within their assigned space as well as discuss door/window type/vision panel they want on their door facing the D’Angleo elevation. PPD currently designing/planning their Program that will occupy this location!
• Contractor, M.W. Hoss mobilized on site week of August 1.
• Utility disconnects/”Make Safe” scheduled for week of August 8.
• Long lead items identified and ordered…..doors and frames estimated to be 7-8 weeks.
• Demolition scheduled for week of August 8/August 15…as soon as certification of utilities shutoffs.
• Food Pantry has hired a dedicated Manager for the Program. Details on Program Operations being finalized….targeting October opening.
• SJVNA has offered potential use of awarded Community Grant Funds for mural and or any other site/ exterior enhancements suggested by SJVNA??...more to come

Discussion Summary: Is the open house/tour open to the public? Walter informed the group that it is internal only, but offered a separate tour for NAC.

Action to be taken: Brian and Walter to set up tour for NAC.
3) Maine Med Update

Discussion Summary: Jennifer asked if anyone had questions. A question was raised about the status 19 West (the former transplant program building). It is yet to be determined whether if will be repurposed or sold. Walter will inquire and report to the NAC.

Action to be taken: Walter to look into 19 West’s future.

4) TDM Update

Discussion summary: Al Green provided Transportation Demand Management (TDM) slides. As background, he noted that any large project must develop a TDM plan, as a requirement of CoP.

Commuter Choice Program Summary: Transit Incentives, Carpool/Vanpool Incentives, Active Transportation Incentives

Internal Strategies: (Short Term) TDM Program Manager (Saad Rehman); participation in the State Way 2 Go Maine program; Parking Fees; Bike Parking; Data Collection and Annual Reporting; Guaranteed Ride Home; (Long Term) Regional Collaboration; Transit Partnerships; (Education and Marketing Strategies) Orientation Materials; Social Media; TDM Booths; Leverage Existing MMC Programs; Branding; Fairs/Seminars; TDM Blitz; Commuter Challenges

A question was raised about how much MMC subsidy was paid Metro in July. Answer: $3,100. In addition, subsidy was paid out to SP Bus and other carriers. Clarification was requested on parking cost reimbursement: for those who use alternative modes, there is an honor system for occasional reimbursement for parking, about $12 a month. Are there protections for bike parking? Yes, there will lots of protected bike parking in the new tower. There is more interest in bike security, especially for e-bikes.

The City is about to start its Tandem Mobility Bike Share – a station somewhere on the MMC campus is planned.

TDM Annual Reporting Process was reviewed by Al. A questioned was raised about whether the City plans on convening a forum for review of required TDMs. The City reviews annual TDM reports. Any forum of TDM Managers would, likely be organized by GPCOG, probably at the request of the City.

TDM Strengths: Transit partnerships, employee orientation and marketing, TDM program manager

TDM Challenges: lack of reliable data (COVID-19, WFH); lack of direct routes on public transit.

Alvah asked for an update on street parking; the letters to employees have been delayed due to staff turnover. It will be sent to the NAC Neighborhood Parking Subcommittee before it is sent out.
TDM bus ridership data was reviewed, increasing 25% in the first six months of 2022.

A question was asked if the TDM Program Manager has other responsibilities. Yes, but Rehman collaborates closely with other TSM manager and with GPCOG.

**Action to be taken:** Review efforts to limit neighborhood parking at the next NAC meeting.

**Any links FMI:** TDM presentation sent out

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### 5) Old Business

**Discussion summary:** Tim McNamara provided an update on the Pizza Villa Mural. There are four submissions from three artists. More historical relevance is preferred by some subcommittee members, but there is no consensus yet on the choice of an artist/concept. Tim remarked that it is becoming more involved than originally intended. Brian voiced the group’s appreciation for Tim’s work on this project. The goal is to get an approved mural, to be reviewed by MMC, and started before the September meeting, with a digital “heads up” on the chosen mural to the NAC.

**Caring Community Grant Update:** SJVNA offered a portion of their cadets grant for the policing/mural at Greyhound. All were reminded all that MMC needs all requests for checks in by September. Libbytown will have their project sorted out soon. Andrews Square infrastructure should be complete Aug 15th. Western Prom Sunset Series is going well. Most grants are essentially complete. The WENA reps will check to see if WENA had received its second check, pending resolution of control over the Reiche community space which Councilor Pelletier is facilitating.

**Action to be taken:** Nell to be contacted re: Caring Community Grant checks requested/paid.

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### 6) New Business

**Discussion summary:** It was noted the Lifeflight helicopter report is overdue.

**Action to be taken:** Al Green to follow up. Alvah Davis will provide suggested revisions.

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### 7) Adjourn

Next meeting: September 14, 2022 @ 12pm
Submitted by: Samantha Ward
On date: August 10, 2022

**Acronym List:**

- CoP - City of Portland
- LNA – Libbytown Neighborhood Association
- MMC – Maine Medical Center
NAC – Neighborhood Advisory Committee
PNA- Parkside Neighborhood Association
SJVNA – Saint John Valley Neighborhood Association
SNF- Skilled Nursing Facility
WENA – West End Neighborhood Association
WPNA- Western Promenade Neighborhood Association

ZOOM LINK:

Join Zoom Meeting
https://zoom.us/j/92222935067?pwd=aFNsMnZUdlE3cGRyanBhNGxjU2M0QT09

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