

Maine Medical Center Neighborhood Advisory Committee (NAC)

Meeting Minutes

Date: Wednesday, January 11, 2023

Time: 12:00p.m.

Location: via Zoom

Recurrence: Monthly, 2nd Wednesday

Minutes Submitted by: Missi Tracy

Minutes Edited by: NAC Members

Previous Meeting Minutes (December 2022) Status: Approved

Attendees

Anne Pringle (WPNA) co-chair

Marie Gray (PNA)

Peter Dugas (PNA)

Tim McNamara (SJVNA)

Lin Parsons (WENA)

Steven Scharf (WENA)

Damon Yakovleff (LNA)

Emma Scudder (LNS)

Steve Kolkhorst

Jennifer McCarthy (MMC)

Brian Batson (MMC)

Walter Pochebit (MMC)

Al Green (MMC)

Matt Wickenheiser (MMC)

Missi Tracy (MMC)

Natalie Dubhail (MMC)

Nell Donaldson (CoP)

Victoria Pelletier (District 2 City Councilor)

1) Introductions As there were a number of new members present, introductions were given.

2) Purchase of Union Station Plaza

Discussion Summary: Due to time constraints this agenda item was addressed first. It was noted that the Union Station Plaza has been purchased by MaineHealth as part of its real estate portfolio. Part of the reasoning behind why this was considered a good investment was the fact that it's a long-term profitable building with great tenants. There are no immediate plans to change the use of the property, especially considering that it is outside MMC's Institutional Overlay Zone, which means it would entail zoning changes.

Some concerns were expressed that the surrounding neighborhoods had no prior notification that the purchase was taking place and thus no opportunity to express their thoughts on whether the purchase should happen or what they would desire for that property. It was explained that the owners had approached MaineHealth themselves and the organization was bound by a non-disclosure agreement. Representatives from MaineHealth shared that the first people made aware of the purchase were the St. John Valley Neighborhood Association but general dissatisfaction continued to be expressed.

As discussion continued, the question was raised as to whether rumors should be addressed routinely as part of the NAC meetings. Not to spread false news but to ensure that opinions about possible future purchases are discussed and made known to MaineHealth representatives before actions are taken. It was pointed out that despite purchases happening, areas surrounding MMC are subject to zoning restrictions and before any changes to those could be made, residents would have ample opportunity for input. It was felt however that input from the surrounding neighbors should be solicited by MaineHealth prior to any purchases.

2) Minutes The Minutes of December 14, 2022 were APPROVED as presented.

Discussion Summary: It was noted that the committee minutes are posted online, however consideration was given to the idea of creating a contact list of interested parties. This suggestion was adopted.

Action to be taken: Anne and Brian will create a distribution list.

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

Congress St/Malone Family Tower

- No anticipated project impacts the remainder of this month to streets, sidewalks, after hours work etc.
- There are over 240 workers on the site every day.
- The exterior curtain wall/glazing continues to be installed.
- Interior steel stud framing, exterior sheathing, layout and drywall is being installed.
- Mechanical and electrical infrastructure is being delivered and installed in the building on all levels.

940 Congress St/Pizza Villa –

- Rear masonry wall has developed very similar structural masonry issues as did the mural side.
- Repair work commenced week of Dec 12...anticipated to be completed within next 2 weeks +/-.

Discussion Summary: There was a question raised as to the status of the masonry repair work on the rear of the 940 Congress St/Pizza Villa building. Walter was able to report that the repairs have been completed and the enclosure should come down soon.

4) NAC Charter

Discussion summary: No suggestions for changes were offered in regard to the Charter. The NAC will continue to meet monthly while the major construction project continues at the hospital, and construction updates will continue being submitted in advance for inclusion on the agenda. A comment was offered that the group extend the amount of outreach being done. It was thought that creating a list of interested parties as suggested above would be a good starting place.

Action to be taken: monthly meetings will continue to be scheduled.

5) 2023 Preliminary Work Plan, Meeting Schedule

Discussion summary: The preliminary work plan was reviewed and met with general acceptance. As the group continues to meet monthly for the time being, it was recommended that representatives from the community partners, Greater Portland Health and the Food Pantry be invited to attend quarterly and give status updates on their programs. It was suggested that the new Portland Director of Public Health be invited to join the NAC. The topic of creating an Annual Report was raised.

Action to be taken: Invitations will be extended to Greater Portland Health and the Food Pantry. Lin will approach the new Director of Public Health. An Annual Report will be discussed in December.

6) Old Business

Community Policing Mural Update: There is no update available on the mural but it was noted that the opening of the Food Pantry has been delayed due to supply chain issues. The planned opening is now January 24th. It will be operating on Tuesdays and Thursdays from 10a-3p. The goal will be to

serve MaineHealth clients. Several questions were asked and it was noted that the Food Pantry is in contact with Community Policing who will be occupying the other half of the building. Community Policing will have their own access to the building.

Recuperative Care Center: There continues to be issues with the amount of trash on the property, with bags being left on top of the dumpster. Ongoing problems of traffic and parking have not been resolved. Residents are blocking the sidewalks with wheelchairs and walkers when outside smoking.

Neighborhood Parking Management: Suggested changes to the MMC Parking Policy will be forwarded to the appropriate individuals at MMC.

Action to be taken: Brian and Walter will reach out to Community Policing and determine whether they have a person already who does their signage. Tim will continue working with Anne Tucker in regard to the issues at the Recuperative Care Center. Anne and Nell will forward the suggested changes to the parking policy.

6) New Business

Discussion summary: As discussion of the Union Station Plaza had exceeded the allotted time, there was no opportunity to discuss new business.

7) Adjourn/Items for next meeting

Discussion summary: It was proposed that the topic of MMC being a good neighbor be put first on the agenda moving forward, to ensure that it doesn't get overlooked due to time constraints.

Action to be taken: Tim will create a written report detailing the problems.

Next meeting: February 8, 2023 @ 12pm

Submitted by: Missi Tracy

On date: January 20, 2023

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>

Meeting ID: 922 2293 5067

Passcode: 818601

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