

**Maine Medical Center Neighborhood Advisory Committee (NAC)**  
Meeting Minutes

**Date:** Wednesday, July 13, 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 (June 2022) Status:** Approved

**Attendees**

Anne Pringle (WPNA) co-chair

Emma Holder (PNA)

Brian Batson (MMC)

Alvah Davis (WPNA)

Moses Sabina (SJVNA)

Garry Bowcott (SJVNA)

Lin Parsons (WENA)

Damon Yakovleff (LNA)

Jennifer McCarthy (MMC)

Walter Pochebit (MMC)

Nell Donaldson (CoP)

Victoria Pelletier (District 2 City Councilor)

**1) Minutes** The Minutes of June 8, 2022 were APPROVED as presented.

**2) Construction Update with Q&A**

Walter provided in writing prior to meeting:

**Congress St/Malone Family Tower**

- *There are over 100 workers on the site every day.*
- *On-going Earthwork backfill operations*
- *Concrete deck pours and removal of formwork will continue through September.*
- *Erection of steel columns, beams and steel decking continues.... Almost half 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.*
- *As reported on Project web page, Gilman Street between "A" Street and Congress Street will be closed from July 11 through July 15 with access to the neighborhood available via A Street. The Sleep Center parking lot will remain accessible. This is required to erect a temporary hoist installed on the Gilman St building elevation for delivery of Project materials.*

- Friday July 15 - will have a concrete pour from 6:00AM to 9:00PM+/- . Finishing of the concrete pours will continue to 10:00PM+/- . Turner Construction will have tarps in place to shield lighting from neighbors.
- Tower Crane closet to the corner of Gilman and Congress scheduled to be removed from project July 22 and 23...no anticipated impact to roads, neighborhood.
- SJVNA – expressed concerns of project night time lighting as well as to monitor/control idling truck engines during the concrete pours.....WPochebit coordinating mitigation plans.

### **Recuperative Care**

- Construction work to be completed this month.
- FF&E, (Supply Chain -Furniture Fixtures Equipment), are running late...deliveries now confirmed for second week of August.
- State elevator inspection scheduled for 8/11.
- GPH targeting to go live in Mid-September once move & staff training etc. completed.

### **Food Pantry/Greyhound**

- Additional work with the architect and contractor concluded with a revised Scope and budget that will now be able to include the larger requested/required space for the Portland Community Police Center.
- WPochebit will meet on site with PPD to coordinate finishes within their space as well as finalize door/window type/vision panel they want on their door along the D'Angelo elevation. They in turn can now plan and finalize their Program that will occupy this location!
- Finalizing documents and contract with contractor with revised scope and dollars. Anticipate contractor mobilizing on site July 18.
- 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: Truck queuing issue was an anomaly and not expected to recur. Construction workers parking on the street has improved. It was also reported that the intrusive nighttime lighting has improved. The go-live for recuperative care center has been delayed and will now be mid-September. A follow up meeting, including SJNNA reps, will be held a month or so after opening, to address any operational issues. The Food Pantry and Community Policing spaces are coming along. Jennifer thanked Walter Pochebit for his special effort on these projects. It was noted that the project a win/win for all.

Action to be taken: Follow-up meeting in the Fall on Recuperative Care Center.

### **3) Maine Med Update – Jennifer McCarthy**

Discussion Summary: It was requested that NAC meetings resume in person, if possible. Jennifer stated that other community groups have not been let back in yet, due to COVID restrictions. Once limitations are eased, the NAC would be a top priority to resume in-person meetings. A hybrid option should be provided. It was suggested that perhaps an outdoor in-person meeting could be held on the Western Prom. A question was raised about a parking update – not yet ready, due to point staff on vacation.

Staff complaints about the parking garage were noted. MMC is making efforts to provide employee-centric activities to promote use of the garage: availability of a coffee truck (which appears popular), fitness sessions on the roof, etc.

Action to be taken: Possible outdoor in-person NAC meeting on the Western Prom. Distribute parking memo to Neighborhood Parking Subcommittee prior to distribution to MMC staff.

#### **4) Pizza Villa Mural Update**

Discussion summary: Proposals from two artists have been received, more expected. Proposals will be reviewed by SJVNA-created subcommittee. Issues to be considered: theme/cost/time considerations. SJVNA is spearheading this effort. A recommendation on a specific proposal will be brought forward by SJVNA at the next meeting. The recommended mural should be considered a report to the full NAC, not an action issue.

#### **5) Healthy Neighborhoods Program Update- Nell Donaldson**

Discussion summary: An internal City meeting has been held with Planning, Housing, and Public Health staff to strategize and structure how the next round of Health Neighborhood Program funding will be handled. Once the money for the Pizza Villa units is added, the housing replacement money in escrow will total \$330,000. Subcommittee back together, likely in September/October, to discuss priorities and a process for granting.

Action to be taken: September/October meeting of the Healthy Neighborhoods Subcommittee.

#### **6) Old Business**

Discussion summary: RCC, Food Pantry/Community Policing, Pizza Villa Mural discussed above

#### **7) New Business**

Discussion summary: The August agenda could be very full: presentation of Pizza Villa Mural proposal, TDM Report, develop input for the next Helicopter Sound Management Plan.

Western Prom Sunset Concerts, sponsored by a grant from MMC, start tonight, then every week for five weeks. Alvah to look into status of approved Caring Community Grants, confirm if checks ready to be issued by MMC, and report at the next NAC meeting.

Action to be taken: Anne and Brian to connect on August agenda. Alvah to develop an update on Caring Community Grant status.

#### **8) Adjourn**

Next meeting: August 10, 2022 @ 12pm  
Submitted by: Samantha Ward  
On date: July 13, 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