

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

**Date:** Wednesday, September 14, 2022

**Time:** 12:00p.m.

**Location:** via Zoom

**Recurrence:** Monthly, 2nd Wednesday

**Minutes Submitted by:** Missi Tracy

**Minutes Edited by:** NAC Members

**Previous Meeting Minutes (August 2022) Status:** Approved

**Attendees**

Anne Pringle (WPNA) co-chair

Brian Batson (MMC), co-chair

Emma Holder (PNA)

Marie Gray (PNA)

Tim MacNamara (SVNA)

Moses Sabina (SVNA)

Lin Parsons (WENA)

Damon Yakovleff (LNA)

Jennifer McCarthy (MMC)

Walter Pochebit (MMC)

Al Green (MMC)

Missi Tracy (MMC)

Matt Wickenheiser (MMC)

Nell Donaldson (City of Portland)

Victoria Pelletier (District 2 City Councilor)

**1) Minutes** The Minutes of August 10, 2022 were APPROVED as presented.

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

**Congress St/Malone Family Tower**

- Potential Closure of Congress Street, (St John to Weymouth) – 2 Day closure targeted early November for the removal of the Project tower crane. Removal requires a large “assist” crane that would be set up in Congress Street and may take entire width. The team has scheduled a meeting with the city and the targeted dates are dependent on weather. We will keep this group advised and Matt W./MMC, is already assisting with internal and external communication plan as soon as plans solidify.
- Concrete deck pours:
  - Friday 9/16. Unlike previous concrete pours this one will occur within the project site and will not require any road closures.

- Thursday 9/22 and Friday 9/23 -. 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.

All pours scheduled from 7 am until 9 pm +/- . Turner Construction will have tarps in place to shield lighting from neighbors. As with previous scheduled pours, these are weather dependent and any schedule revision(s) will be posted on the website.

- There are over 150 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.... 82% of the structural steel has been installed.
- Mechanical and electrical infrastructure underway within the building.

### **Recuperative Care**

- August State Elevator inspection was postponed due to availability of staffing.....targeted occupancy is now late September.
- Final Furniture/Fixtures/Equipment installs coordinated.

### **Food Pantry/Greyhound**

- Contractor, M.W. Hoss mobilized on site in early August.
- Utility disconnects/”Make Safe” completed the week of August 8.
- Portland Police Department has selected a ½ light vision panel for their door facing the D’Angelo’s elevation.
- PPD continues designing/planning their Program that will occupy this location.
- 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: Six different tour dates will be offered for VIP visits, which include the NAC members. Due to the limited timeframe between the occupancy permit and the Pantry becoming operational, tours for the general public won’t be available. Members of the community would like to hear more specifics in regard to the nuts & bolts operation of the Pantry and it was thought that these questions could be answered during the tours.

Action to be taken: Brian will discuss with the tour guide(s) to ensure they have information on how the day to day operations will be implemented.

### **3) Maine Med Update**

Discussion Summary: Jennifer shared that MMC has experienced record capacity recently. Zip codes of patients are being analyzed to ascertain where this surge is coming from, perhaps visitors to the State or growth of the community. She added that she had witnessed serious

capacity challenges in the last few days, with many patients in the waiting in the ED for beds in this hospital or at other facilities. She noted that Acute Care has become a community safety net, being the only institution left who can't say no, as opposed to jails and long term care facilities.

The question was asked as to exactly what the capacity of MMC was and how the new Malone Family Tower would impact that. Jennifer explained that MMC recently increased its licensed beds from 637 to 700 beds. The original intent had been to make all existing patient rooms private when the new Tower opened, which would have kept the number of licensed beds the same. However in light of the recent challenges, MMC petitioned the state to increase licensed beds to 700.

There was also an inquiry as to the relationship between MMC and Mercy. Jennifer clarified that although we have a great community partnership, Mercy has no relationship to MMC and it is not possible to utilize them for overflow. Additionally, many of our patients need services that are particular to MMC itself.

Jennifer emphasized how staffing is seriously impactful to the organization and the number of beds available, stating that there are about 427 travelers currently on the staff at MMC.

Action to be taken: none

#### **4) Caring Community Grant Process/Discussion**

Discussion summary: Nell spoke to the Libbytown grant, mentioning that it had been invoiced to Jennifer. There is a need to follow on where the cadets grant will be going. Tim stated that he had been in contact with Dan Hondo as to the layout of the Greyhound building and reiterated that it is their desire to be supportive of a police presence there. He thought that perhaps there would be more funds available than would need to spent for the interior, and suggested that the surplus could be dedicated to beautifying the exterior.

It was proposed that, if there were extra funds for beautification, they could be used to add a mural to the building, perhaps using a design that wasn't chosen for the Pizza Villa building.

Lin noted that the WENA had approximately \$13,000 left unspent from their grant. He commented however that they have regained access to the Community Room and anticipated the money being spent in programs there. It was observed that the Sunset Concerts have been very successful with a diverse attendance.

Damon observed that the Libbytown's basketball court and playground projects are well underway and that seasonal lighting is being worked on. The lighting may even be installed later this year.

Action to be taken: Nell will follow-up with Tim to make sure of the Police connection and that their needs have been met.

#### **5) Old Business**

## **Pizza Villa Mural**

Discussion summary: Tim McNamara provided an update on the Pizza Villa Mural. The most popular choice was the design which focused on three trees. This was submitted by a local artist and is based on his recognition of several large old trees in the Danforth Street area. The comment was made that at one time Portland had been known as the Forrest City, so this was felt to be an appropriately “Portland Centric” choice for the mural. \$5000 will be paid in advance to the artist in order to ensure he has adequate supplies to begin and hopefully it will be completed before winter weather sets in.

Jennifer inquired as to whether the artist had been notified in writing that the art piece would be of a short term nature, sine the building will likely be torn down in the future. Tim replied that surprisingly none of the artists who submitted proposals had seemed troubled by that fact. The idea of creating something that could be removed and relocated in the future was explored but not felt to be necessary by them. Several attendees offered their appreciation for all the work that Tim has done to facilitate this project.

Matt asked if a synopsis of the mural choosing process could be submitted for media requests. Lin reflected that his wife was going to be included in a newspaper article on Portland trees and suggested this would be a good addition to that.

Action to be taken: Tim will make sure the artist is notified in writing of the expected destruction of the Pizza Villa building. He will also get a copy of the artist’s insurance information and put him in contact with Walter. Walter will work with MH Property Management in turn. Tim will send a synopsis of the process to Matt and Lin.

## **Neighborhood Parking Management**

Discussion summary: It was stated that Vaughn Street has been full of cars lately and people in scrubs have been seen passing there. Community input has been given to Jamie for inclusion on a new MMC parking policy, but NAC members have not seen the old policy or a draft of the new one. It was verbalized that MMC does not have the authority to prohibit parking on a public street. Nell shared that they have experience in working with other community partners and supported a “carrots and sticks” approach. Jennifer expressed her willingness to partner with the group in an effort to promote compliance. It was felt that, if the policy didn’t have the desired effect once instituted, the committee would consider asking the city to make changes to its ordinances, such as limiting parking to 2 hours.

Tim added that two vehicles which appeared to be associated with construction workers had been parked consistently in his neighborhood. Walter asked him to forward any information on them to him, and assured that he would follow-up appropriately.

Action to be taken: Brian will contact Jamie to discuss obtaining the parking policy draft prior to the October meeting and asking him to attend.

## **Food Pantry Tour**

Discussion summary: This was recognized as having been discussed at the beginning of the meeting.

### **Helicopter Sound Management Plan**

Discussion summary: Proposed modifications for the Noise Management Plan should be sent to Al Green. Brian has received a copy of the most recent report from LifeFlight.

### **6) New Business**

Discussion summary: It was noted that the Farmers' Market scheduled to be held at the Dana Center did not seem to be happening. Jennifer explained that there had been a profit threshold established for it to continue and that threshold had not been met.

Action to be taken: none

### **7) Adjourn**

Next meeting: October 12, 2022 @ 12pm

Submitted by: Missi Tracy

On date: September 14, 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>

**Meeting ID:** 922 2293 5067

**Passcode:** 818601

### **One tap mobile**

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