Minutes

Remote Rent Board Meeting - Held Via Zoom
Wednesday, July 27, 2022

Start time: 5:04pm

II. Roll Call

Elliott Simpson, Tenant, District 3 - Chair
Barbara Vestal, Landlord, At-Large - Vice Chair
Amir Familmohammadi, Tenant, District 1
Vacant, District 2
Ian McCracken, Landlord, District 4
Vacant, District 5
Elias Kann, Tenant, At-Large

Staff present:

Katlyn Sawyer, Licensing & Registration Coordinator

III. Minutes - 00:01:08

The Vice Chair moves to accept the minutes as written. Seconded by Elias Kann. Vote: 5-0 (two vacancies on the Board).

IV. Communications - 00:02:40

A. **Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".**

B. **Written Public Comment**

One written public comment was received.

V. Unfinished Business - 00:05:27

A. **Annual Report Update and Drafts Review**

The Chair does a brief review of drafts submitted.

It was also requested that this agenda item stays on as Unfinished Business for the next meeting.

The Board had also discussed the timeline in filling the current vacancies on the Board and future ones to come next year.

B. Rent Increase Application - Public Comment - 00:22:36
Landlord: East Danforth LLC
Landlord's Representative: David Bergeron with Port Prop Mgmt Property
Address: 71 Danforth St, all 7 units
CBL: 040-A-019-001
Type of Increase: Capital Improvement Costs

The Landlord's Representative, David Bergeron, presented his view on the methodology for a Fair Rate of Return.

00:41:19 - Board returns to the application at hand.

There were no witnesses.

No tenants were addressed to comment.

Public comment was available, however, none were received.

01:01:59 - The Chair makes a motion that the Board accepts the alternative method proposed by the applicant for this specific property, to accept the application as presented. Seconded by Amir Familmohammadi. Vote: 5-0 (two vacancies)

C. Rent Increase Application - Public Comment - 01:07:57
Landlord: Eastern Residential LLC
Landlord's Representative: David Bergeron w/ Port Prop. Mgmt Property
Address: 304 Eastern Prom, Units 16-1 to 16-B
CBL: 015-B-001-002
Type of Increase: Capital Improvement Costs

There were no witnesses.

No tenants were addressed to comment.

Public comment was available, however, none were received.

01:11:31 - Amir makes a motion to approve the application using the straight-line 10-year amortization. Seconded by Elias. Vote: 5-0 (two vacancies).

D. Rent Increase Application - Public Comment - 01:12:35
Landlord: Shepley LLC
Landlord's Representative: David Bergeron w/ Port Prop. Mgmt Property
Address: 18 Casco St, all 62 units
CBL: 037-C-006-001
Type of Increase: Capital Improvement Costs

There were no witnesses and no tenants spoke as objectors.

Public comment was available, however, none were received.

01:28:10 - Ian makes a motion to accept the application as a 10-year amortization. Seconded by the Vice Chair. Vote: 3-2 (Amir & Elias voted against the motion, and there are 2 vacancies on the Board). This did not pass.

01:39:09 - Amir makes a motion to accept the Landlord's application using the straight-line amortization schedule, but for 20-years. Seconded by Elias. Vote: 2-3 (Ian, the Vice Chair, and the Chair voted against the motion - with two vacancies on the Board). This did not pass.

01:51:37 - Ian makes a motion to accept the application using the straight-line amortization over 10 years. Seconded by Amir. Vote: 5-0 (two vacancies on the Board).

E. Rent Increase Application - Public Comment - 01:52:47
Landlord: Ambassador LLC
Landlord's Representative: David Bergeron w/ Port Prop. Mgmt Property
Address: 37 Casco St, all 92 units
CBL: 037-D-007-001
Type of Increase: Capital Improvement Costs

There were no witnesses.

No tenants were addressed for comments.

Public comment was available, however, none were received.

01:55:37 - Amir makes a motion to approve the Landlord's application with straight-line amortization over 10 years. Seconded by Elias. Vote: 5-0 (two vacancies).

01:56:15 - The Board returns to the decision forms for final edits and votes. Elias has taken over drafting these forms for the Chair.

37 Casco Street

Some edits were made to the form

02:05:08 - The Chair made a motion to accept the decision form as written. Seconded by Amir. Vote: 5-0 (two vacancies)

18 Casco Street

Some edits were made to the form

02:10:57 - Amir makes a motion to accept the decision form as written. Seconded by the Chair. Vote: 5-0 (two vacancies).

02:10:03 - The Chair made a motion that the decision form for 37 Casco Street be edited to remove the following sentence regarding “an average 1.60% increase” from the Background section. Seconded by Elias. Vote: 5-0 (two vacancies).

304 Eastern Prom. (aka Walnut Street)

Some edits were made to the form

02:15:42 - The Chair makes a motion to accept the decision form as written. Seconded by Amir. Vote: 5-0 (two vacancies)

71 Danforth Street

Some edits were made to the form

02:20:02 - Amir makes a motion to approve the decision form as written. Seconded by the Vice Chair. Vote: 5-0 (two vacancies).

VI. New Business

There were no items for this section.

02:20:50 - Elias motions to adjourn. Seconded by Amir. Vote: 5-0 (two vacancies).

VII. Adjourn

Meeting end time:7:25pm