



RENT BOARD

October 26, 2022

5:00 PM

ZOOM INFORMATION:

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/82339838139?pwd=OHdNWGZmRmJIREQ4VIJKMUh0MjVtUT09>

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ROLL CALL:

APPROVAL OF MINUTES

August 24, 2022 Minutes

COMMUNICATIONS:

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"

UNFINISHED BUSINESS:

Annual Report Update and Drafts Review

NEW BUSINESS

**Rent Increase Application - Public Comment
Landlord: Maine Property Marketing LLC - Alvaro Ortega Sebastian
Property Address: 17 Codman Street, Condo #1
CBL: 129-G-011-001
Type of Increase: Capital improvement costs**

**Rent Increase Application - Public Comment
Landlord: Adam C Mitchell
Owner: Michael R Kinsman
Property Address: 71 Maggie Ln, Unit 71A
CBL: 341-A-021-001
Type of Increase: Renovation or Reconfiguration**

ADJOURN

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, August 24, 2022

Start time: 5:05pm

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 (absent)

Staff present:

Kari Twaite, Corporation Counsel
Katlyn Sawyer, Licensing & Registration Coordinator
Zachary Lenhert Licensing & Housing Safety Manager

III. Minutes - 00:01:05

The Vice Chair makes a motion to accept the minutes as written. Seconded by Amir Familmohammadi. Vote: 4-0 (Two vacancies and Elias Kann is absent)

IV. Communications - 00:02:08

**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".**

No written public comments were received.

V. Unfinished Business - 00:02:17

A. Annual Report Update and Drafts Review

The Chair shared his screen so that Amir could explain the analysis graphs that he and Ian McCracken had created from the supplemental information that was submitted to the Housing Safety office.

The Vice Chair wanted to address that this data has not yet been adopted by the Board to be used in their report for City Council.

Some suggestions were made for the next revision of the information.

The Chair requests that this item continues to be on the agenda under Unfinished Business for the September meeting.

VI. New Business - 00:41:26

A. Rent Increase Application - Public Comment

Landlord: Marc Foster

Property Address: 90 Brackett St, all 3 units

CBL: 057-E-006-001

Type of Increase: Capital Improvement Costs

There were no witnesses and no tenants spoke as objectors.

One public comment was received from Matt Walker.

01:01:01 - The Vice Chair makes a motion to approve a rent increase based on capital improvement costs in the following amounts: \$113.28 for Unit 1, \$125.79 for Unit 2, and \$204.90 for Unit 3; but note that those are all subject to the 10% per year cap on increases. Seconded by Amir. Vote: 4-0 (Two vacancies and Elias is absent)

The Board will return at the end of the meeting to do the decision form.

B. Request for Reconsideration of February 2022 Trelawny Order - 01:02:17

No public comment will be taken on this agenda.

The Vice Chair, referencing both Roberts Rules and Rent Board Rules, does not believe that the Rent Board has jurisdiction on this request and that it should go to Superior Court.

01:06:17 - Amir makes a motion that the Board rejects the appeal for reconsideration of the Rent Board's decision.

Seconded by the Vice Chair with an added amendment to quote the ordinance, specifically Sec. 6-262: Appeals to Superior Court. Vote: 4-0 (Two vacancies and Elias is absent).

01:07:35 - Board returns to the decision form for 90 Brackett Street.

The Chair drafted the decision form for tonight's meeting. Some edits were made to the form.

01:13:33 - Ian makes a motion to accept the form as written. Seconded by Amir. Vote: 4-0 (Two vacancies and Elias is absent)

01:16:10 - Board completes decision form for Trelawny agenda item

The Chair drafted the decision form. Some edits were made to the form.

01:19:48 - Ian makes a motion to accept the form as written. Seconded by Amir. Vote: 4-0 (Two vacancies and Elias is absent)

01:21:21 - The Vice Chair makes a motion to adjourn the meeting. Seconded by Amir. Vote: 4-0 (Two vacancies and Elias is absent).

VII. Adjourn

Meeting end time: 6:27pm

CITY OF PORTLAND
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

Wednesday, October 26, 2022

Landlord Name and Address:

Maine Property Marketing LLC
Alvaro Ortega Sebastian
37 Johnson Rd
Falmouth, ME 04105

Owner Name and Address:

Same as above

Landlord's Representative and Address:

Same as above

Property Address, Unit, and CBL:

17 Codman St, Condo #1
CBL: 129-G-011-001

Tenants/Interested Parties:

Yes

Type of Request:

Capital improvement costs, including financing costs (6-234(b)(5)(a))

Base Rent, Current Rent, Proposed Rent, and Number of Bedroom/Bathroom:

See attached

Summary of request:

Based on the worksheet filled out and backup receipts/invoices submitted, the total costs of capital improvements is \$15,893.17, which included:

-A new fridge and fridge gasket in 2021 for a total of \$2,325.35

-New blinds in 2021 for \$1,916.51

-Outside siding wood repairs for the whole building which houses a total of 3 condominium units. The total cost for the building was \$34,953.95 divided by 3 units = \$11,651.31 per owner.

17 Codman Street, Condo #1						
Unit #	Exempt from Rent Control?	Base Rent	Current Rent	Proposed Rent	Number of Bedrooms	Number of Bathrooms
1		\$1,600.00	\$1,600.00	\$1,700.00	1	1

CITY OF PORTLAND
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

Wednesday, October 26, 2022

Landlord Name and Address:

Adam C Mitchell
531 Cousins Street
Yarmouth, ME 04096

Owner Name and Address:

Michael R. Kinsman
2737 3rd Ave N.
Seattle, WA 98109

Landlord's Representative and Address:

None

Property Address, Unit, and CBL:

71 Maggie Lane, Unit 71A
CBL: 341-A-021-001

Tenants/Interested Parties:

Vacant

Type of Request:

Renovation of a unit or Reconfiguration of one or more units (6-233(c))

Base Rent, Current Rent, Proposed Rent, and Number of Bedroom/Bathroom:

See attached

Summary of request:

The Landlord has submitted a proposed budget for a renovation that will be happening in the month of October. There are no receipts due to the work not starting until after the application was submitted.

The projected cost is \$22,550.00 that includes:

-rebuilding deck	-new appliances
-patch/prep/painting of entire unit	-new tile
-new light fixtures	-new carpet on stairs
-new plumbing fixtures	-unforeseen repairs
-repairs to rotting window trim	-cleaning

71 Maggie Lane					
Unit #	Base Rent	Current Rent	Proposed Rent	Number of Bedrooms	Number of Bathrooms
71A	\$1,625.00	\$1,695.00	\$1,950.00	3	1.5