

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