Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, September 27, 2023

II. Roll Call

Elliott Simpson, Tenant, At-Large - Chair
Barbara Vestal, Landlord, At-Large
Patricia Jane Washburn, Tenant, District 1
Matthew Walker, Tenant, District 2
Vacant, District 3
Antwane Mills, Tenant, District 4
Philip Mathieu, Tenant, District 5 - Vice Chair

Staff present:
Zachary Lenhert, Licensing & Housing Safety Manager
Amy McNally, Associate Corporation Counsel

III. Approval of Minutes - 00:01:44

A. August 23, 2023 Minutes

Barbara Vestal makes a motion to approve the minutes as written, seconded by the Vice Chair. Vote: 6-0 (one vacancy on the Board).

IV. Communications - 00:02:19

A. Sec 6-234(a) - 2024 Annual Increase Percentage (AIP) - Public Comment

Zachary Lenhert, Licensing & Housing Safety Manager, reviews the publication of this and where it is located on the City's website.

No public comment was received from either the Board nor members of the public.

B. Written Public Comment -

This is a general public comment, not related to any application on the agenda, that was submitted by a member of the Board.

V. Unfinished Business - 00:06:50

A. Rent Increase Application - Public Comment

Owner: Louis Christen
Agent: Bernstein Shur, Attorney Zachary Brandwein
Property Address: 164 Pearl St, Conod #C
CBL: 026-L-004-00C

No tenants spoke as objectors.

No public comment was received.

00:29:27 - Barbara Vestal makes a motion that the Board finds that the applicant has submitted adequate documentation of the 2019 and 2022 expenses and the application MNOI methodology that justifies an increase of $240.32 but that the Board also finds that the applicant has not carried the burden of proof that the Board should adjust the base year calculations pursuant to Sec 19 of the MNOI analysis due to special or peculiar circumstances. Seconded by the Vice Chair. Vote: 6-0 (one vacancy on the Board).

00:33:38 - Amy McNally, Associate Corporation Counsel shared her screen to review the Decision Form for this application with members of the Board.

Edits were made to the form.

00:56:47 - The Vice Chair makes a motion that the Board approves the form as presented. Seconded by Barbara Vestal. Vote: 6-0 (one vacancy on the Board).

VI. New Business

There are no items to be discussed under this section.

00:57:55 - The Chair provides an update regarding the report

00:59:10 - The Chair shares his screen for the Board to review the report. No voting will take place regarding this item.

VII. Adjourn - 01:01:10

Barbara Vestal makes a motion to adjourn the meeting. Seconded by Antwane Mills. Vote: 6-0 (one vacancy on the Board).