

Remote Rent Board Meeting Minutes - Held Via Zoom

November 29, 2023

II. Roll Call - 0:00:16

Elliott Simpson, Tenant, At-Large - Chair (absent at time of roll call)

Barbara Vestal, Landlord, At-Large

Vacant, District 1

Matthew Walker, Tenant, District 2

Vacant, District 3

Antwane Mills, Tenant, District 4

Philip Mathieu, Tenant, District 5 - Vice Chair

Staff present:

Dylan Orr, Rental Registration Coordinator

Zachary Lenhart Licensing & Housing Safety Manager

Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:00:48

a. October 25, 2023 Minutes

0:01:06 - Barbara Vestal moves to approve minutes as written. Seconded by Matthew Walker.
(4-0, Simpson absent)

IV. Communications - 0:01:39

a. Written Public Comment - 0:01:42

b. Request to Schedule Appeal Hearing - see 0:34:58

V. Unfinished Business

0:11:37 - In lieu of The Chair's absence the Board decides to address item V.k., the Annual Report Update and Draft Review, first. The Vice Chair shares his screen of the most recent draft of the Annual Report.

0:24:05 - Elliott Simpson joins the meeting.

0:32:45 - Philip Mathieu moves to approve the report as presented pending the addition of the total numbers from HSO, adding the mean in between median rent and the mean increase, correcting figure eleven and making format changes as necessary. Seconded by Matthew Walker.
(5-0)

0:34:58 - The Board resumes discussion on item IV.b.

0:50:03 - Barbara Vestal moves to schedule appeal hearing on December 13, 2023 and regular December meeting for December 27, 2023. Seconded by Philip Mathieu. (5-0)

0:58:06 - Barbara Vestal moves that Matthew Walker be recused from participating in the Port Property as part of the Board due to the appearance of a conflict of interest. Seconded by Elliott Simpson. (4-0)

a. Rent Increase Application - Public Comment - 1:01:34

Owner: Eastern Residential Inc

Agent: David Bergeron with Port Property

Address: 13 Montreal St, Units 1-8

CBL: 015-B-001-002

1:14:08 - Barbara Vestal moves to table items a-g in Unfinished Business. Seconded by Elliott Simpson. (4-0, Walker recused)

b. Rent Increase Application - Public Comment - See 1:14:08

Owner: Eastern Residential Inc

Agent: David Bergeron with Port Property

Address: 19 Montreal St, Units 1-8 & B

CBL: 015-B-001-002

c. Rent Increase Application - Public Comment - See 1:14:08

Owner: Eastern Residential Inc

Agent: David Bergeron with Port Property

Address: 25-27 Montreal St, Units 1-8

CBL: 015-B-001-002

d. Rent Increase Application - Public Comment - See 1:14:08

Owner: Eastern Residential Inc

Agent: David Bergeron with Port Property

Address: 304 Eastern Prom, Units 1-8

CBL: 015-B-001-002

e. Rent Increase Application - Public Comment - See 1:14:08

Owner: Grant Street Realty Group LLC

Agent: David Bergeron with Port Property

Address: 63 Grant St, Units 1-6

CBL: 048-B-016-001

f. Rent Increase Application - Public Comment - See 1:14:08

Owner: Grant Street Realty Group LLC

Agent: David Bergeron with Port Property

Address: 65 Grant St, Units 1-6

CBL: 048-B-016-001

g. Rent Increase Application - Public Comment - See 1:14:08

Owner: Grant Street Realty Group LLC

Agent: David Bergeron with Port Property

Address: 69 Grant St, Units 1-6

CBL: 048-B-015-001

h. Rent Increase Application - Public Comment - 1:18:46

Owner: Grant Street Realty Group LLC

Agent: David Bergeron with Port Property

Address: 61 Grant St, Units 1-6 (Legal is 65 Grant St)

CBL: 048-E-016-001

1:40:42 - Martin Lodish speaks as a tenant of the property.

1:45:25 - Public comment received from Matthew Walker.

1:49:19 - Public comment received from Joey Brunelle.

1:53:29 through 1:57:22 - Responses to comments.

2:19:19 - Philip Mathieu moves to approve the application for increased housing services costs in the amount of \$80.82 per month. Seconded by Barbara Vestal. (4-0, Walker recused)

i. Rent Increase Application - Public Comment - 2:32:41

Owner: Shepley LLC

Agent: David Bergeron with Port Property

Address: 18 Casco St, all 62 units

CBL: 037-C-006-001

No tenants spoke as objectors.

2:33:45 - Public comment received from Matthew Walker.

2:36:04 - Public comment received from Martin Lodish.

2:38:00 - Public comment received from Vivienda Apoyo.

2:40:00 through 2:40:37 - Response to comments.

3:02:40 - Barbara Vestal moves to approve the request for an increase in rent of \$40.80 per month per unit due to increased housing service costs. Seconded by Philip Mathieu. (4-0, Walker recused)

j. Rent Increase Application - Public Comment - 3:05:08

Owner: Ambassador LLC

Agent: David Bergeron with Port Property

Address: 37 Casco St, all 92 units

CBL: 037-D-007-001

No tenants spoke as objectors.

3:06:16 - Public comment received from Matthew Walker.

3:35:15 - Barbara Vestal moves to approve a rent increase on the basis of increased housing service costs in the amount of \$40.49 per month. Seconded by Philip Mathieu. (4-0, Walker recused)

k. Annual Report Update and Draft Review - See 0:11:37

VI. New Business - 3:36:50

a. Rent Increase Application - Public Comment - 3:38:44

Owner: BJB Realty LLC

Agent: BJB Realty LLC

Address: 231 State St

CBL: 046-A-010-001

3:41:52 - Vivienda Apoyo speaks as a tenant of the property.

3:51:23 through 3:52:03 - Response from BJB Realty

4:16:17 - Philip Mathieu moves to table the application directing the applicant to correct calculations for CPI, provide additional documentation and receipts, and clarify if any records from 2019 can be used. Seconded by Elliott Simpson. (5-0)

b. Schedule December Meeting - See 0:50:03

c. Discussion of MNOI Updates - 4:22:26

4:22:26 - Barbara Vestal moves to have the Board move into Executive Session. Seconded by Elliott Simpson. (5-0)

4:23:33 through 4:49:22 - The Board moves to Executive Session.

VII. Adjourn

4:51:43 - Barbara Vestal moves to adjourn. Seconded by Elliott Simpson. (5-0)