



RENT BOARD
February 28, 2024
5:00 PM

ZOOM INFORMATION:

- a. Please click the link below to join the webinar:
<https://portlandmaine-gov.zoom.us/j/86347535152?pwd=RjZOVTlGUzZhZG9JQmJkV0ZvS2FWQT09>
Passcode: 233330
Or One tap mobile :
+13092053325,,86347535152#,,, *233330# US
+13126266799,,86347535152#,,, *233330# US (Chicago)
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
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+1 507 473 4847 US
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+1 253 205 0468 US
Webinar ID: 863 4753 5152
Passcode: 233330
International numbers available: <https://portlandmaine-gov.zoom.us/j/kd3GhVyUOe>

II. ROLL CALL:

III. New Business

- a. Vote for the Next Board Chair and Vice Chair
- b. Discussion of Board Logistics

IV. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

- a. Memo from Staff

V. APPROVAL OF MINUTES

- a. January 24, 2024 Minutes
- b. February 6, 2024 Minutes

VI. UNFINISHED BUSINESS:

- a. Rent Increase Application - Public Comment
Owner: Anna Fincke and John Bryan Wentzell, 468 Cumberland Ave, Portland, ME 04101
Address: 113 Brackett St, Unit #1
CBL: 048-D-022-001

VII. Adjourn



February 20, 2024

To: City of Portland Rent Board

From: Licensing and Housing Safety Office

Re: Pending Decision Sheets

At the November 29, 2023 regular Rent Board meeting, five (5) applications submitted by Port Property were approved by straw vote and the finalization of the decision sheets was scheduled for the following meeting. The property addresses are as follows;

19 Parris St
20 Melbourne St
40-42 West St
55 William St
60 Carleton St

Since the regular November meeting, the Board has not had the required number of members to reach a quorum required to approve the aforementioned decision sheets. If any newly appointed Board members intend to participate in the approval of the decision sheets for the properties listed above, they must first familiarize themselves with the record of prior meetings in which these applications were presented. This includes reviewing the documents and testimony provided by the applicant and tenants as well as public comments received. Board members must also familiarize themselves with the previous version of the Rent Stabilization Ordinance that was effective at the time of submission. We expect these applications will be on the Board's agenda for the March regular meeting. Please contact the Licensing and Housing Safety Office if you have any questions about how to access any of the archived videos or materials.

Thank you,

City of Portland
Business Licensing & Housing Safety Office

Remote Rent Board Meeting Minutes - Held Via Zoom

January 24, 2024

II. Roll Call - 0:00:35

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

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:00:55

a. December 27, 2023 Minutes

0:01:10 - Barbara Vestal moves to approve the minutes as written. Seconded by Philip Mathieu. (4-0)

IV. Communications - 0:01:34

a. Request to Schedule Appeal Hearing - 0:01:41 through 0:15:28

0:15:00 - Elliott Simpson moves to schedule a special Rent Board meeting on February 6, 2024 for the purpose of hearing the appeal. Seconded by Philip Mathieu. (4-0)

V. Unfinished Business - 0:21:30

A. Rent Increase Application - Public Comment - 0:22:00

Owner: Michelle Dunham, 55 Sherman St Apt 1, Portland, ME 04101
Property Address: 55 Sherman St, units 2-7
CBL: 048-D-022-001

No tenants spoke as objectors.

No public comment received.

1:25:33 - Elliott Simpson moves to table the application to the scheduled special meeting on February 6, 2024. Seconded by Philip Mathieu. (4-0)

VI. New Business - 1:27:07

A. Rent Increase Application - Public Comment - 1:28:08

Owner: Anna Fincke and John Bryan Wentzell, 468 Cumberland Ave, Portland, ME 04101

Address: 113 Brackett St, Unit #1

CBL: 045-F-019-012

No tenants spoke as objectors.

No public comment received.

2:11:22 - Elliott Simpson moves to table the application to the regular February meeting.
Seconded by Philip Mathieu. (4-0)

B. Rent Increase Application - Public Comment - 2:12:52

Owner: Maryann Shea and Christopher Shea, 24 Winding Way, Peaks Island, ME 04108

Address: 78 Mellen St, Unit #6

CBL: 048-C-012-M06

No tenants spoke as objectors.

No public comment received.

2:46:06 - Barbara Vestal moves to table the application to the regular February meeting.
Seconded by Philip Mathieu. (4-0)

C. Discussion of 2024 MNOI Application Updates - 2:47:13 through 3:14:04

3:12:59 - Philip Mathieu moves to approve the 2024 MNOI form pending discussed edits.
Seconded by Barbara Vestal. (4-0)

VII. Adjourn

3:14:37 - Elliott Simpson moves to adjourn. Seconded by Philip Mathieu. (4-0)

Remote Rent Board Special Meeting Minutes - Held Via Zoom

February 6, 2024

II. Roll Call - 0:00:25

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

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications - 0:00:44

No public comment received.

0:03:33 - Barbara Vestal moves to address item V.a. out of agenda order and table the appeal hearing until the regular February meeting. Seconded by Elliott Simpson. (4-0)

IV. Unfinished Business - 0:04:16

A. Approval of Written Findings of Fact and Conclusions of Law for Fair Rate of Return Application for 55 Sherman St - 0:05:11

1:11:48 - Elliott Simpson moves to approve the application with Board modifications with the finding that the capital improvements and expenditures meet the Ordinance's major renovation definition. Seconded by Philip Mathieu. (4-0)

1:53:03 - Philip Mathieu moves to approve the decision sheet as presented. Seconded by Matthew Walker. (4-0)

V. New Business

A. Rent Increase Appeal - Public Comment - See 0:03:33

Appellant(s): Thomas Lowell, Matthew Lowell

Representative: Trelawny Tenants Union

Owner: Timothy Joseph

Property Address: 9 Powsland St

CBL: 190-J-003-001

VI. Adjourn

1:53:38 - Barbara Vestal moves to adjourn the meeting. Seconded by Elliott Simpson. (4-0)

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

January 24, 2024 – Tabled to February 28, 2024

Owner Name and Address:

Anna Fincke and John Bryan Wentzell
468 Cumberland Ave
Portland, ME 04101

Agent Name and Address:

N/A

Property Address and Unit:

113 Brackett St, Unit #1

CBL:

045-F-019-022

Tenants/Interested Parties:

Yes